

FRIDLEY CITY CODE

205.11. SINGLE FAMILY ATTACHED DEVELOPMENT REGULATIONS

This Section only applies to a development of five (5) or more acres. The purpose of this Section is to provide for and encourage advances in housing design, changes in types of dwellings, more flexibility in layout and site planning, and the more efficient use of land, open space and public facilities.

1. PROCEDURE FOR SINGLE FAMILY ATTACHED DEVELOPMENT APPROVAL

- A. The owner of any contiguous parcel(s) of land containing five (5) or more acres in any residential district may apply to the City Council for development of said tract under this Section. Application for a Single Family Attached Development shall be made by the owner of the property except that an option holder may apply for a Single Family Attached Development provided the application is accompanied by signed letters stating that there is no objection from the owner or owners of all land included in the application.
- B. The application shall be filed with the City and shall be accompanied by a minimum of three (3) copies of the preliminary plan containing the following information:
 - (1) A site plan showing buildings, parking areas, curbing, driveways, sidewalks, fencing, drainage, outside utilities, and easements.
 - (2) A landscaping plan showing outside surface development including sodding, blacktop, concrete, and plantings.
 - (3) An architectural plan, Sections and elevations specifying the exterior material to be used.
 - (4) The density of land use.
 - (5) The height of all buildings.
 - (6) The size of all buildings.
 - (7) The feasibility study for disposal of sanitary waste and storm sewer.
 - (8) The proposed water service.
 - (9) The proposed staging and timing of the plan.
- C. The Planning Commission will review the preliminary plans and then submit their recommendations to the City Council for approval.
- D. If Council approval is granted, a final plan will then be prepared.

E. The final plan shall be filed with the City no later than 180 days after approval of the preliminary plan is given by the City Council. The final plan shall include three (3) copies of the following:

- (1) A final site plan indicating placement and type of all buildings and their uses.
- (2) An elevation drawing of the proposed development which will best indicate the height and size of all structures.
- (3) A landscape plan.
- (4) A drainage plan.
- (5) Any changes in the final plan caused by amendments to the preliminary plan by the City Council.

2. STANDARDS

A. Lot Requirements.

(1) Lot Coverage:

The maximum ground floor area for the sum of all buildings in the project shall not exceed twenty-five percent (25%) of total land area in the Single Family Attached Development.

(2) Densities:

The lot area per unit, for the following districts, shall be as follows:

<u>DISTRICT</u>	<u>LOT AREA/UNIT</u>
R-1	9,000 Sq. Ft.
R-2	5,000 Sq. Ft.
R-3	3,000 Sq. Ft.

The lot area required per dwelling unit shall be computed by including the entire development, including the streets, walks, open areas, and public facilities.

B. The Single Family Attached Development shall meet the minimum requirements for lot setbacks, building requirements, parking requirements and performance standards of the residential district in which it is being located.

C. Special Requirements.

- (1) Any and all common open space shall be labeled as such. The intent or designed function and provisions for maintenance, ownership and preservation shall be made in accordance with the provisions of the "Apartment Ownership Act", Chapter 457, Laws of 1963 (Minnesota Statute Sections 515.01 to 515.29), a copy of which shall be provided to the city.
- (2) The final plan shall include all proposed covenants, restrictions and easements to run with the land, together with any provisions for release from same; provisions for dedication of easement for public streets, ways and facilities; density, size and location of all structures. All or any of the foregoing may be modified as deemed necessary by the City Council for the preservation of public health, safety and general welfare of the residents of the City of Fridley.
- (3) When a Single Family Attached Development is granted in an R-1 District, the development shall consist of owner occupied dwelling units.
- (4) Membership in a Single Family Attached Development shall be made part of the agreement of the sale of each dwelling unit.
- (5) A fee for filing a Single Family Attached Development is required as established in Chapter 11.