

## CHAPTER 74. ZONING

### ARTICLE V. District Regulations

#### DIVISION 6. Overlay Districts

##### Section 74-270 Sensitive Development District

- (a) Purpose and Intent. The purpose and intent of the Sensitive Development District is to create residential development that is designed to prevent and mitigate irreversible damage to natural resources and to preserve and enhance their values to the public. Development shall be regulated to minimize the risk of environmental damage to these areas. This is accomplished through density control, lot size, public land dedication and tree preservation. Residential development in these areas should encourage creativity, variety and use of quality materials. River use and recreation on and along the Rum River is encouraged as the Rum River is viewed as a recreational asset to the City.
- (b) Establishment of District Boundaries. Boundaries for the Sensitive Development District are as shown on the Official Zoning Map.
- (c) Applicability. In the event other City ordinances or State Statutes address the same topics covered in this Section, the more restrictive language shall apply.
- (d) Uses. Permitted, interim, accessory, and prohibited uses in this district shall be governed by the R-1, Single Family District with the following exceptions:
  - (1) Conditional uses in the R-1 district shall be prohibited in the Sensitive Development District.
  - (2) Townhouse use is permitted east of the westerly line of the southeast corner of the northwest quarter of Section 31, Township 32, Range 24.
- (e) Lot requirements. The lot area requirements for the Sensitive Development District are as follows:
  - (1) Every lot within the Rum River Wild and Scenic River District on which a single-family dwelling is to be erected shall not be less than 15,000 square feet. Every lot not within the Rum River Wild and Scenic River District on which a single-family dwelling is to be erected shall not be less than 12,500 square feet, except for lots east of the easterly line of the west half of the southwest quarter of the southwest quarter of Section 30, Township 32, Range 24 may be a minimum of 10,000 square feet.
  - (2) Townhouse lot area regulations: The minimum lot area per dwelling unit shall not be less than 4,500 square feet.
  - (3) Every lot on which a single-family dwelling is to be erected shall not be less than 75 feet in width, nor less than 120 feet in depth. Lots on cul-de-sac streets shall have a minimum frontage of 50 feet on the right-of-way line.

- (4) In no case shall the impervious surface coverage of a non-riparian single family lot exceed 35 percent of the area of the lot. Lots within the Rum River Wild and Scenic River District shall not exceed a 25 percent impervious surface coverage. Impervious surface coverage for townhomes shall not exceed 50 percent of the area of the lot.
- (5) Lots within the Rum River Wild and Scenic River District shall be governed by requirements set forth in the Minnesota Department of Natural Resources Rum River Wild and Scenic Regulations and the City of Anoka Rum River Protection ordinance.
- (f) Density. No more than 45 single family lots may be created west of the westerly line of the southeast corner of the northwest quarter of Section 31, Township 32, Range 24. No more than 60 townhouse lots or 35 single family lots may be created east of the westerly line of the southeast corner of the northwest quarter of Section 31, Township 32, Range 24. Residential densities in all other Sensitive Development District areas shall be governed by lot size requirements listed in this Section.
- (g) Front, side, and rear yard requirements. Front, side, and rear yard requirements shall be governed by the R-1, Single Family District standards for single family use and by R-3, Low Density Multiple Family District standards for townhomes.
- (h) Maximum building height. The maximum building height shall be governed by the R-1, Single Family District standards for single family use and by R-3, Low Density Multiple Family District standards for townhomes.
- (i) Special regulations. Special regulations in the Sensitive Development District shall be as follows:
  - (1) Riparian lots may only be used for public purpose. Private docks may be located on public lands provided agreements are in place to allow such docks. Any installation of docks must meet regulations set forth by the Minnesota Department of Natural Resources and the City of Anoka. Any other public uses of land shall follow regulations set forth in the City of Anoka Rum River Protection ordinance.
  - (2) Any lot line of non-riparian lots west of the westerly line of the southeast corner of the northwest quarter of Section 31, Township 32, Range 24 must be setback a minimum of 220 feet from the property line of the river.
  - (3) Planned Unit Developments (PUD's) are not permitted within the Sensitive Development Overlay District.
  - (4) Private lots may not be located upon any existing public easements used for trail purposes.
- (j) Tree Preservation/Reforestation.
  - (1) Any tree removal must meet regulations set forth in other Sections of this Code including, but not limited to, the Rum River Protection and Tree Preservation sections.

- (2) Each single family lot shall be required to have a minimum of four trees on the lot. Trees shall be a minimum of 2 1/2 inches in diameter if deciduous, or six (6) feet in height if coniferous, measured at 4.5 feet above ground. Trees that exist on a newly subdivided lot may be used towards this calculation.
  - (3) Each single family lot shall be required to have a total of ten shrubs located on the lot, four of which shall be located in the required front yard.
- (k) Architectural control.
- (1) No more than one single-family dwelling with the same exterior configuration shall be erected on any five abutting, contiguous, successive or adjoining lots starting at any point, leading in any direction or around any corner.
  - (2) Garages.
    - a. Side or Rear Entry Garages. For single family dwellings, the primary garage entry may face either the rear or side property line, but shall not face the interior of the lot. If this option is chosen, only seven (7) design features in part (4) below shall be required. Driveways leading to the garage shall be no greater than 12 feet wide starting at the front property line until a point eight (8) feet in front of the front line of the garage.
    - b. Front Facing Garages. For single family dwellings, if the primary garage entry faces the right-of-way, the following design features shall be required:
      1. The garage must be stepped back 5 feet from the front line of the house for property that is zoned Sensitive Development and is located south of County Road 116.
      2. Windows on the garage door.
      3. Decorative paneling. Flat front garage doors are prohibited.
      4. The color of the garage door must be similar to that of the house.
    - c. For townhouses, the primary garage entry door shall be located at the rear of the unit.
  - (3) Design Elements for Single Family and Townhouses.
    - a. At least 75% of the opaque materials of the front façade must consist of two of the following materials\*:
      1. Brick, stone (if 75% of the façade is brick or stone a second material is not required).
      2. Wood
      3. Cement board lap siding with accent shakes.

4. Vinyl or Aluminum Siding (no more than 30% of the front façade shall consist of vinyl or aluminum siding).

\* Other additional materials may be used only if 75% of the façade consists of materials listed above.

A minimum of eleven (11) design features listed below must be incorporated into the design of each house unless otherwise specified in other parts of this section.

- b. At least four (4) design features from the following list must be used in construction of a residential building:

1. Change in elevation of roof ridge.
2. Change in direction of roof ridge.
3. Roof with dormers (minimum of two (2) dormers, unless Eyebrow Dormer).
4. Bay or Oriel Window.
5. Porch or Veranda (covering a minimum of 40% of the overall width of the front façade and a minimum of eight (8) feet in depth).
6. Portico or Shed Roof Accent over the front entry (minimum covered area of 4' by 10').
7. Façade modulation (other than items listed herein; minimum of 12 inches in depth)
8. Roof overhangs (minimum 12 inches on front, side and rear elevations).
9. Roof pitch of 8-12 or 12-12.

- c. At least three (3) design features from the following list must be used in construction of a residential building:

1. Hip roof.
2. Gable accent.
3. Side-by-side windows (within 8"; minimum of 50% of windows in each story)
4. Door sidelight(s)
5. Door transom.
6. Window transom.
7. Side garage bump-out (minimum size 3' by 10', exclusive of garage area).

- d. The remaining four (4) items may be selected from the following list or from the items listed above.

1. Decorative door architrave.
2. Decorative window architrave.
3. Decorative window cornice,
4. Decorative trim molding (including, at a minimum, fascia, soffit & corner trim).
5. Architectural elements (e.g. quoins, pilasters, soldier courses, friezes, cornices, dentils, etc.
6. Pent roof or pent roof return.
7. Accent siding.
8. Shutters (all front, rear and side elevations).

9. Window grids (permanent).
10. Decorative front door (minimum 25% glazing).
11. Decorative gable vents.
12. Keystone (over all first floor, front façade windows and doors).

- (l) **Enforceability. Violation.** Unless expressly provided otherwise, it shall be a misdemeanor for any person or entity to violate any provisions of the City Code, including this Section, any rule or regulation adopted in pursuance of any such provision, or any other order lawfully enforcing the City Code or this Section. The term “misdemeanor” is defined in Minnesota Statutes Section 609.02, subd. 3, as amended. In addition to seeking prosecution of a violation as a misdemeanor, the City may separately, or in conjunction with the misdemeanor prosecution, bring an action for specific performance to enforce any provisions of the City Code, including this Section, any rule or regulation adopted in pursuance of such provision, or any order lawfully enforcing the City Code, including this Section.

**Sections 74-271 through 74-275. Reserved.**