

## **DIVISION 34: RESIDENTIAL/BUSINESS TRANSITION (RBT) DISTRICT**

### **Section 34-010 Purpose and Intent**

The purpose of the Residential/Business Transition District is to provide for the transition in land use from residential to low-intensity business, allowing for the intermixing of these uses.

### **Section 34-020 Permitted Uses**

The following are permitted in the Residential/Business Transition District:

- 1) One and two-family detached dwellings;
- 2) Multi-family dwellings;
- 3) Licensed daycare facilities serving 12 or few persons;
- 4) Group family daycare facilities licensed under MN rules to serve 14 or fewer children;
- 5) State licensed residential facility serving six (6) or fewer persons;
- 6) Home occupations as regulated in section 60-100;
- 7) Buildings or lots combining business/commercial use with residential, provided that the permitted business/commercial use is located on the street side of the property, and the single or multi-family residential use is in the back of the building or lot, or on other than a ground floor level, and has private access, other than through a business.

### **Section 34-030 Conditional Uses**

- 1) Daycare Centers
- 2) Retail establishments such as grocery, hardware, drug, clothing, furniture stores;
- 3) Personal services such as laundry, barber, shoe repair and photography studios;
- 4) Finance, insurance and real estate services and offices
- 5) Professional services such as medical/dental clinics, attorneys, architects, engineers, surveyors' and accountants' offices;
- 6) Hotels and Motels;
- 7) Religious Institutions;
- 8) Public or private schools.

### **Section 34-040 Accessory Uses**

Uses which are incidental to the principal uses such as off-street parking and storage structures.

### **Section 34-050 Minimum Lot Requirements and Setbacks**

- 1) Minimum lot area: None
- 2) Minimum lot width: None
- 3) Maximum structure height: None
- 4) Setbacks: 30 foot setback is required from all streets and public rights-of-way.  
20 foot setback is required for all buildings located adjacent to a residentially zoned property.

Maximum Impervious Surface: 80%, unless in Shoreland.