

ROSEVILLE
REQUEST FOR COUNCIL ACTION

Date: 10/17/2016
Item No.: 15.a

Department Approval

Timothy O'Neill

City Manager Approval

Sam J. Truog

Item Description: Fire Department City Code Update Presentation

BACKGROUND

The Fire Department is in the initial phases of reorganizing our Fire Prevention/Inspections Program.

In July the Fire Department provided Council with an introduction presentation of the proposed changes, and updates to areas of the city code related to the Fire Department.

Tonight we will be presenting an updated version, including council recommendations from the July meeting.

Based on tonight's discussion we intend to bring a final version back to council in coming weeks for final approval.

POLICY OBJECTIVE

Update Code City code to better represent current Fire Department operations, and bring compliant with the 2016 State Fire Code.

FINANCIAL IMPACTS

There no financial impacts at this time.

STAFF RECOMMENDATION

No action is needed at this time. Item is only for discussion purposes at this time.

REQUESTED COUNCIL ACTION

No action is needed at this time. Item is only for discussion purposes at this time.

Prepared by: Timothy O'Neill, Fire Chief (651) 792-7305

Attachments: A: Powerpoint Presentation
B: City Code 404 – Air Pollution Control
C: City Code 902 – Fire Prevention
D: Residential Definitions

Chapter 404-Air Pollution Control

Attachment A

404.02 Open Burning:

Line 19-22: Permanent enclosures: Change includes definition of permanent enclosure.

Line 24-28: Portable enclosures: Change includes definition of portable enclosure & addition of use per updated fire code.

Line 30-31: Deletes redundant language.

Line 40: Adds language pertaining to permitted maximum height of the recreational fires.

Line 41: Adds language about wind speed maximum.

Line 46: Deletes Institutional Recreation Burning permits.

Line 60-63: Provides Fire Officials the ability to order extinguishment of a fire if adds or creates a hazardous situation.

Chapter 902- Fire Prevention

CHAPTER 902

FIRE PREVENTION Sections list

Line 11: Delete explosives and Blasting Agents section.

902.01

Line 21-22: Updates code council reference.

Line 24: Updates code to 2015 version.

902.02

Line 25: Adds plural to Fire Marshals.

Line 26: Changes responsibilities from Fire Marshal position to Fire Chief.

Line 28: Adds plural to Fire Marshals.

Line 30: Adds plural to Fire Marshals.

Line 32-33: Changes Assistant Fire Marshals to Fire Inspectors.

Line 34-38: Deletes annual report to City Manager requirements.

Line 39-41: Defines roles and responsibilities of Fire Inspector position.

Line 42-46: Defines roles and responsibilities of Fire Marshal position.

902.03: Permits Required:

Line 49: Changes Fire Marshal to Fire Chief or their designee.

Line 58-59: Adds fire suppression system to alarm detection and signaling systems to list of needed permit areas--- Also is now fully encompassing for all systems and structures installing or modifying systems. *Except for owner occupied single family R-3 homes.*

Line 60: Deletes minimum dollar amount requirements for needed permit.

Line 64: Adds fireworks display and sales as required permits.

Line 65: Adds open burning (prescribed burns) as required permits.

902.04- Fire Prevention Inspections

Line 71-78 Changes authority language to enter building and structures as stated in Minnesota State Fire Code 2015 version.

902.05: Explosives and Blasting Agents:

Lines 79-92: Delete section.

902.06: Storage of Flammable Liquids:

Line 96-97: Changes boundary line from Cleveland Ave to Long Lake Rd.

Line 101: Changes boundary line from Cleveland Ave to Long Lake Rd.

Line 116-117: Removes annual tank review requirement from City Council.

Line 121-122: Removes outdated code language.

902.07 Bulk Storage of Liquefied Petroleum Gas

Line 135-155: Language change deleting descriptions, and adding full coverage from NFPA, Federal, State, and Local requirements.

Line 160- 163: Removes annual requirement for City Council to review tank permits for compliance.

902.08 Open Flame Fire on Apartment Balconies

Line 173-193: Language change to bring current with 2015 Fire Code.

902.09 New Materials, Process or Occupancies

Line 199: Changes responsibility for post from Fire Marshal to Fire Chief or their designee.

Line 200- 201: Changes posting location from the Fire Marshals Office to Fire Department / City website, and expands request language.

902.10: Evidence of Compliance with Code

Line 202- 207: Removes full section.

902.11 Revocation of Permits

Line 209: Adds Fire Chief to Fire Marshals with authority to revocation permits.

902.12 Day Care Facilities Fire Code Inspections

Line 214-220: Language update consistent with 2015 Fire Code.

902.13 Appeal

Line 230: Adds Fire Chief wording.

CHAPTER 404

AIR POLLUTION CONTROL

SECTION:

404.01: Adoption of State Standards

404.02: Open Burning

404.01 ADOPTION OF STATE STANDARDS:

Air Pollution Control Rules, Regulations, and Air Quality Standards of Minnesota Pollution Control Agency, 1969 Edition, as amended, is hereby adopted by reference into the City Code as if fully set forth. (Ord. 625, 7-20-70)

404.02 OPEN BURNING:

- A. Prohibited: Except as provided in subsection B, all open burning is prohibited in the City.
- B. Exceptions: Recreational campfires, fires for the purpose of bona fide Fire Department training, as approved by the Fire Chief, and open burning of trees resulting from extensive storm damage, at a central collection site, when approved by the Fire Chief. The following requirements shall apply to all recreational fires:
1. Permanent enclosures: The minimum distance to a structure or property line shall be 25 feet.
 - Permanent Enclosures Include: A pit dug into the ground or made out of stone, steel, or other noncombustible material for keeping a fire.
 2. Portable enclosures: The minimum distance to a structure or property line shall be 15 feet.
 - Portable Outdoor Fireplace Enclosures: A portable, out-door, solid-fuel-burning fireplace that may be constructed of steel, concrete, clay, or other noncombustible material. A portable outdoor fireplace may be open in design, or may be equipped with a small hearth opening and a short chimney or chimney opening in the top.
 3. ~~2.~~ The maximum permitted size shall be 3 feet in diameter.
 4. ~~3.~~ The Permitted fuels - charcoal or one 1 inch minimum diameter wood, ~~no trash or garden residue.~~
 5. Non-permitted fuels-trash, debris, grass, tree trimmings, leaves, or similar materials shall not be allowed.
 6. Recreational fires shall be used for cooking, social or recreational purposes.
 7. The maximum duration shall be four hours.
 8. No combustible materials shall be placed within a ~~three-foot~~three-foot radius of fire.
 9. The fire shall be constantly attended by a responsible adult.
 10. A means of extinguishing the fire shall be present (such as a garden hose or a fire extinguisher).

40 11. The maximum permitted height of the fire shall be 4 feet from the ground level.

41 12. No recreational fire shall be allowed when winds are in excess of ten miles per hour.

42 ~~98. Recreational fires shall be used for cooking, social or recreational purposes. Disposing~~
43 ~~of trash, debris, grass, tree trimmings, or similar materials shall not be allowed.~~

44 C. Permits Required: It shall be the duty of the Fire Chief and/or Fire Marshal to investigate
45 requests for and to issue open burning permits for the purposes stated in subsection B.

46 D. ~~Institutional Recreation Burning Permits: The Fire Chief and/or Fire Marshal may issue~~
47 ~~institutional recreation burning permits for schools, social clubs and other organizations, in~~
48 ~~situations where unique circumstances preclude the ability of the institution to meet the~~
49 ~~standards of the Code. Conditions may be attached to the permit. (Ord. 1152, 9-26-94)~~

50 E. Prairie Grass/Vegetative Ground Cover Burning Permits: The Fire Chief and/or Fire
51 Marshal may issue burning permits to allow the burn-off of prairie grass and vegetative
52 ground cover on the following terms:

53 1. Notice of the issuance of the permit shall be given to property owners within 350 feet of
54 the subject property at least three days prior to the burn.

55 2. Conditions may be imposed by the Fire Chief and/or Fire Marshal, including but not
56 limited to a condition that the City Fire Department may conduct or supervise a burn where
57 safety considerations warrant it.

58 3. The permittee shall pay the fee as established by the City's Fee Schedule in Section
59 314.05.

60 F. When open burning, a recreational fire or a portable outdoor fireplace creates or adds to a
61 hazardous situation, or a required permit has not been obtained, the Fire Marshal, Fire
62 Inspector, Fire Chief, or his/her designee is authorized to order extinguishment in the fire
63 codes official's sole discretion.

64
65
66 (Ord. 1352, 8-27-2007)

CHAPTER 902 FIRE PREVENTION

SECTION:

- 902.01: Adoption of Minnesota State Fire Code
 902.02: Establishment and Duties of Fire Marshal
 902.03: Permits Required
 902.04: Fire Prevention Inspections
~~902.05: Explosives and Blasting Agents~~
 902.06: Storage of Flammable Liquids
 902.07: Bulk Storage of Liquefied Petroleum Gas
 902.08: Open Flame Fire on Apartment Balconies
 902.09: New Materials, Process or Occupancies
 902.10: Evidence of Compliance with Code
 902.11: Revocation of Permits
 902.12: Day Care Facilities Fire Code Inspection
 902.13 Appeal

902.01 ADOPTION OF MINNESOTA STATE FIRE CODE:

The most recent edition of the Minnesota State Fire Code, as published by ~~the International Fire Code Institute~~ the International Code Council and adopted by the State Fire Marshal, along with all amendments to that edition adopted by the State Fire Marshal are adopted by reference and made a part of the City Code. (~~2015+995~~ Code) (Ord. 1289, 8-4-2003, eff 1-1-2004)

902.02 ESTABLISHMENT AND DUTIES OF FIRE MARSHAL (s)¹⁹:

- A. The Minnesota State Fire Code shall be enforced by the office of the Fire Chief Marshal of the City.
- B. The Fire Marshal (s) shall be appointed by the Fire Chief. (Ord. 976, 6-24-85)
- C. Whenever the term State Fire Marshal or Fire Chief appear in the Minnesota State Fire Code, it shall include the Fire Marshal (s) of the City. (Ord. 1060, 5-22-89)
(Ord. 1289, 8-4-2003, eff 1-1-2004)
- D. The Chief of the Fire Department may detail members of the Fire Department as Fire Inspectors assistant Fire Marshals.
- ~~E. A report of the office of the Fire Marshal shall be made annually and shall be transmitted to~~

¹⁹ See also Chapter 106 of this Code.

the City Manager. It shall contain all proceedings under this Code with such statistics as the City Manager may require. (Ord. 976, 6-24-85)

- E. Fire Inspectors are responsible for the examination of buildings to detect fire hazards and ensure that all federal, state, and local fire codes are met, and also may be responsible for plan review as directed.
- F. Fire Marshals are responsible for the examination of buildings to detect fire hazards and ensure that all federal, state, and local fire codes are met. Additional duties include fire code enforcement, and/or investigation of fire cause and origin. They are also responsible for approval of work permits, and building plan review to assure that all new and existing construction meets all federal, state, and local building codes.

902.03 PERMITS REQUIRED:

A permit from the ~~Fire Marshal~~ Fire Chief or their his/her designee is required to conduct the following:

- A. Install any automatic fire sprinkler system.
- B. Install any automatic fire suppression or extinguishing system. (Ord. 1060, 5-22-89)
- C. Modify an automatic sprinkler, fire suppression system or fire extinguishing system. (Ord. 1095, 7-22-91)
- D. Install any aboveground or underground liquid fuel storage tank.
- E. Install any aboveground or underground ~~liquefied~~ gas storage tank.
- F. Install or modify any fire alarm detection, fire suppression system, or signaling system in all structures except for owner occupied single family R-3 homes. any structure except for residential properties designated as R1 without residential sprinklers systems.
~~when the value of the installation or modification exceeds one thousand dollars (\$1,000.00).~~
- G. Removal of an underground liquid fuel storage tank. (Ord. 1060, 5-22-89)
- H. Clean and degrease commercial hoods and ducts. (1995 Code)
- I. Fireworks; display and sale as permitted by State Statute. – Add section to chapter 3
- J. Open Burning (prescribed burns).

A fee, as established in Section 901.06 of this Code shall be paid for each permit required by this Section. A plan check fee as authorized in Section 901.06 of this Code is required. (Ord. 1060, 5-22-89; amd. 1995 Code) (Ord. 1289, 8-4-2003, eff 1-1-2004)

902.04 FIRE PREVENTION INSPECTIONS:

~~Fire Inspection Fire Department personnel as authorized by the Fire Chief of the City are authorized to conduct fire prevention inspections of any and all Group A, B, E, H, I, F, M, S, U, and R occupancies as defined in the Minnesota State Building Code, located within the City. (Ord. 1060, 5-22-89; amd. 1990 Code) (Ord. 1289, 8-4-2003, eff 1-1-2004)~~

The Fire Marshal, Fire Inspector, Fire Chief or his/her designee is authorized to enter and examine any building, structure, marine vessel, vehicle or premises in accordance with MSFC Section 104.3 Right of entry, for the purpose of enforcing this code. (MSFC 106.1 Inspection authority)

79 **902.05 : EXPLOSIVES AND BLASTING AGENTS:**

- 80 A. ~~Establishment of Limits of Districts in which Storage of Explosives and Blasting Agents are~~
81 ~~to be Prohibited: Storage of explosives and blasting agents is prohibited in all areas other~~
82 ~~than those zoned I-1 and I-2 and then only when stored in accordance with NFPA No. 495.~~
83 B. ~~Establishment of Motor Vehicle Routes for Vehicles Transporting Explosives and Blasting~~
84 ~~Agents²⁰: Designated routes for vehicles transporting explosives and blasting agents are~~
85 ~~hereby established as follows: State Trunk Highway 36 from Rice Street west to the west~~
86 ~~City limits, State Highway 280 from the south City limits to the confluence with STH No.~~
87 ~~36 and Interstate 35W to the north City limits, Snelling Avenue north of STH No. 36 to~~
88 ~~County Road "C", County Road "C" from Snelling Avenue west to Long Lake Road,~~
89 ~~Fairview Avenue from County Road "C" north to the intersection of Terrace Drive, Long~~
90 ~~Lake Road south from County Road "C" to Terminal Road, Terminal Road west to the~~
91 ~~Minnesota Transfer Railway tracks, and St. Croix Street south from Terminal Road to STH~~
92 ~~No. 36. (Ord. 867, 9-22-80)~~

93 **902.06 STORAGE OF FLAMMABLE LIQUIDS:**

- 94 A. Outside Aboveground Tanks: The limits referred to in the Minnesota State Fire Code in
95 which storage of flammable liquids in outside aboveground tanks is prohibited are hereby
96 established as follows: All areas other than that area bounded by Cleveland Avenue the area
97 of the City west of Long Lake Rd., STH No. 36, the north City limits and the west City
98 limits.
99 B. New Bulk Plants: The limits referred to in the Minnesota State Fire Code in which new bulk
100 plants for flammable liquids are prohibited are hereby established as follows: All areas other
101 than that area bounded by Cleveland Avenue the area of the City west of Long Lake Rd.,
102 STH No. 36, the north City limits and the west City limits. (Ord. 867, 9-22-80; amd. 1995
103 Code)
104 (Ord. 1289, 8-4-2003, eff 1-1-2004)
105 C. Other Nonresidential Areas:
106 1. Permit: Notwithstanding the limits for aboveground storage tanks established in
107 subsections A and B above, such storage tanks in other nonresidential zoned areas may be
108 allowed by issuance of a permit approved by the City Council. The permit is subject to
109 review and recommendations of the Fire Marshal and to conditions imposed by the City
110 Council.
111 2. Requirements: Storage tanks permitted by this subsection shall be designed to meet all
112 applicable State and Federal regulations and setback requirements, shall be located in rear
113 yards and shall be screened from eye level view from adjacent properties and public streets
114 by buildings, landscaping or by a screen wall. Screen walls shall be constructed of similar
115 and compatible materials to that of the principal structure.
116 3. ~~Annual Review: Annually, the City Council shall review the site and tank permit for~~
117 ~~compliance with the original permit.~~
118 4. Termination for Noncompliance: The City Council may terminate the permit for

119
120
121 ²⁰ See also M.S.A. §§169.80 through 169.88, 221.033 and 299F.19; United States Code, title 49, sections 1801-50
122 1811 and the provisions of Code of Federal Regulations, title 49, sections 171 to 199.

123 noncompliance or require additional improvements consistent with this subsection.
124 5. Automatic Expiration; Extension of Permit: Such use of the land shall automatically
125 expire five (5) years after the original date of approval. Thereafter the applicant may apply
126 for an annual one-year extension of the permit. (Ord. 1128, 9-27-93)

127 **902.07 BULK STORAGE OF LIQUEFIED PETROLEUM GAS:**

128 A. Establishment of Limits in Which Bulk Storage of Liquefied Petroleum Gas Is to Be
129 Restricted: The limits referred to in the Minnesota State Fire Code in which bulk storage of
130 liquefied petroleum gas is restricted are hereby established as follows: All areas except those
131 areas zoned I-1 and I-2. Such storage is permissible in B-1, B-1B, B-2 and B-3 Districts by
132 conditional use permit issued by the City Council. (Ord. 867, 9-22-80; amd. 1995 Code)
133 (Ord. 1289, 8-4-2003, eff 1-1-2004)

134 B. Protection Systems: All bulk storage facilities for liquefied petroleum gas containing two
135 thousand (2,000) gallons water capacity or more shall be stored in tanks ~~protected from fire~~
136 ~~by one of the following protection systems:~~

137 ~~1. Preaktion Water Spray System: A preaction water spray system designed in accordance~~
138 ~~with National Fire Protection Association Standard No. 15 which is hereby adopted by~~
139 ~~reference.~~

140 ~~2. Fire Proof Insulation: Tanks coated with a water based, thermally activated, subliming,~~
141 ~~intumescent fireproofing insulation capable of passing a minimum fire resistance test of one~~
142 ~~hour when tested on steel pressure vessels using standard industry tests; the surface coating~~
143 ~~shall be impermeable and hard-shelled to resist weathering.~~

144 ~~3. Mounded above Grade: Upon the submission of detailed plans and specifications and~~
145 ~~upon the written approval of the Fire Chief and the Fire Marshal, tanks may be mounded~~
146 ~~above grade. (Ord. 867, 9-22-80)~~

147 ~~4. Shutoff Valve: Tanks shall be equipped with a valve at the outlet of the tank. The valve~~
148 ~~shall be designed to automatically shut off the flow of fuel in the event of the following~~
149 ~~conditions:~~

150 ~~a. Excess flow of fuel.~~

151 ~~b. Automatic detection of fire conditions.~~

152 ~~The valve shall also be capable of manual operation. The valve shall be interconnected with all~~
153 ~~related electrical equipment. (Ord. 1060, 5-22-89)that are installed, and protected in~~
154 ~~accordance with all applicable National Fire Protection Association (NFPA), Federal, State,~~
155 ~~and Local requirements.~~

156 C. Permit Required:

157 1. Notwithstanding the limits for aboveground storage tanks established in subsections A
158 and B above, such storage tanks in other nonresidential zoned areas may be allowed by
159 issuance of a permit approved by the City Council. The permit is subject to review and
160 recommendations of the Fire Marshal and to conditions imposed by the City Council.
161 ~~Annually, the Council shall review the site and tank permit for compliance with the original~~
162 ~~permit. The Council may terminate the permit for noncompliance or require additional~~
163 ~~improvements consistent with this subsection.~~

164 2. Storage tanks permitted by this subsection shall be designed to meet all applicable State
165 and Federal regulations and setback requirements, shall be located in rear yards and shall be
166 screened from eye level view from adjacent properties and public streets by buildings,
167 landscaping or by a screen wall. Screen walls shall be constructed of similar and compatible

168 materials to that of the principal structure.

169 3. Such use of the land shall automatically expire five (5) years after the original date of
170 approval. Thereafter, the applicant may apply for an annual ~~one-year~~one-year extension of
171 the permit. (Ord. 1128, 9-27-93)

172 **902.08 OPEN FLAME FIRE ON APARTMENT BALCONIES:**

173 ~~A. Except where the balconies and the building are of all masonry or steel construction, in any~~
174 ~~multiple family dwelling classified as R-1 and R-2 occupancy by the Minnesota State~~
175 ~~Building/Uniform Fire Code, no person shall kindle, maintain or cause any fire or open~~
176 ~~flame on any balcony above ground level or on any ground floor patio within fifteen (15)-~~
177 ~~feet of the structure. (Ord. 1289, 8-4-2003, eff 1-1-2004)~~

178 ~~B. No person shall store or use any fuel, barbecue, torch or other similar heating or lighting~~
179 ~~chemical or device in the locations designated in subsection A. above.~~

180 ~~C. Exception: Occupants may apply to the Fire Chief or Fire Marshal for a permit to allow~~
181 ~~barbecue grills which are affixed to the balcony and which utilize direct connection to the~~
182 ~~building's electric or natural gas system. (Ord. 1151, 9-12-94)~~

183 **OPEN FLAME AND FUEL STORAGE PROHIBITED**

184 A. **Open flame prohibited.** In any structure containing three or more *dwelling units*, no person shall kindle,
185 maintain, or cause any fire or open flame on any balcony above ground level, or on any ground floor patio within 15
186 feet (4572 mm) of the structure.

187
188 B. **Fuel storage prohibited.** No person shall store or use any fuel, barbecue, torch, or other similar heating or
189 lighting chemical or device in the locations designated in Section 1.1.

190
191 **Exception:** *Listed electric or gas-fired barbecue grills that are permanently mounted and wired or plumbed to the*
192 *building's gas supply or electrical system and that maintain a minimum clearance of 18 inches (457 mm) on all*
193 *sides, unless listed for lesser clearances, may be installed on balconies and patios when approved by the fire chief.*
194

195 **902.09 NEW MATERIALS, PROCESS OR OCCUPANCIES:**

196 The City Manager, the Chief of the Fire Department and the Fire Marshal shall act as a
197 committee to determine and specify, after giving affected persons an opportunity to be heard, any
198 new materials, processes or occupancies, which shall require permits in addition to those now
199 enumerated in this Code. The Fire ~~Marshal~~Chief or their-his/her designee shall post such list ~~in a~~
200 ~~conspicuous place in the Fire Marshal's office on the Fire Departments website~~ and distribute
201 copies to interested persons upon request. (Ord. 867, 9-22-80)

202 **902.10 : EVIDENCE OF COMPLIANCE WITH CODE:**

203 ~~The City Manager or the Fire Marshal if so designated by the Manager, may accept written~~
204 ~~reports from qualified persons that any particular establishment is complying with all the~~
205 ~~regulations of the Minnesota State Fire Code. The City Manager in determining who is qualified~~
206 ~~to make such reports may consider licenses held by such individuals in other municipalities.~~
207 ~~(Ord. 867, 9-22-80) (Ord. 1289, 8-4-2003, eff 1-1-2004)~~

208 **902.11 REVOCATION OF PERMITS:**

209 The office of the Fire Chief or Fire Marshals may revoke a permit or approval issued if any

violation of the Minnesota State Fire Code is found upon inspection or where there has been any false statement or misrepresentation as to a material fact in the application or plans on which the permit or approval was based. (Ord. 867, 9-22-80) (Ord. 1289, 8-4-2003, eff 1-1-2004)

902.12 DAY CARE FACILITIES FIRE CODE INSPECTION:

~~All day care fire/life safety inspections will be conducted in accordance with procedures and fees as determined by the State Fire Marshal's Office, Department of Human Services, and Ramsey County. fees shall be as established in the City Fee Schedule in Section 314.05. Department of Human Services (DHS) Licensed Facilities Fire Safety Inspection: All Department of Human Services (DHS) Fire Safety Inspections will be conducted in accordance with procedures and fees as determined by the State Fire Marshal's Office, Department of Human Services (DHS) and Ramsey County.~~

(Ord. 1289, 8-4-2003, eff 1-1-2004)

902.13 APPEAL:

(Ord. 1289, 8-4-2003, eff 1-1-2004)

An appeal of the following actions can be made to the City Council by the affected party within thirty (30) days of the affected party being notified of the actions:

- A. Issuance of fire prevention orders.
- B. Extension of time limits for compliance with a fire prevention order issued by the Fire Marshal.
- C. Refusal of the Fire Chief or Fire Marshal to issue permits authorized in this Code.
- D. Revocation of a permit pursuant to this Code.
- E. Affected party claims that the Code does not apply or that the intent of the Code has been misconstrued or wrongly interpreted. (Ord. 1060, 5-22-89; amd. 1995 Code)

Residential definitions-

Roseville City Code:

1004.08: LOW DENSITY RESIDENTIAL (ONE-FAMILY) – (LDR-1) DISTRICT

A. Statement of Purpose: The LDR-1 District is designed to be the lowest density residential district. The intent is to provide for a residential environment of predominantly low-density, one-family dwellings, along with related uses such as public services and utilities that serve the residents in the district. The district is established to stabilize and protect the essential characteristics of existing residential areas, and to protect, maintain, and enhance wooded areas, wetlands, wildlife and plant resources, and other sensitive natural resources.

1004.09: LOW DENSITY RESIDENTIAL - 2 (LDR-2) DISTRICT

A. Statement of Purpose: The LDR-2 District is designed to provide an environment of one-family dwellings on small lots, two-family and townhouse dwellings, along with related uses such as public services and utilities that serve the residents in the district. The district is established to recognize existing areas with concentrations of two-family and townhouse dwellings, and for application to areas guided for redevelopment at densities up to 8 units per acre or with a greater diversity of housing types.

Minnesota State Fire Code based on the 2012 International Fire Code and Minnesota State Building code, based on the International Building code:

Group R-1 Residential occupancies containing sleeping units where the occupants are primarily transient in nature, including:

Bed and breakfast facilities with six or more guest rooms, boarding houses, Congregate living facilities with more than ten occupants, hotels (transient), motels (transient).

Group R-2 Residential occupancies containing sleeping units or more than two dwellings units where the occupants are primarily permanent in nature, including:

Apartment houses, boarding houses (not transient) with more than sixteen occupants, congregate living (not transient) with more than sixteen occupants, convents, dormitories, fraternities, sororities, hotels (non transient), monasteries, motels (non transient), vacation time-share properties.

Group R-3 Residential occupancies where the occupants are primarily permanent in nature and not classified as R-1, R-2, R-4, or I, including:

Assisted living services, buildings that do not contain more than two dwelling units, boarding care homes, boarding houses (non transient) with sixteen or fewer occupants, care facilities that provide accommodations for five or fewer persons receiving care, congregate living facilities (non transient) with sixteen or fewer occupants, congregate living facilities (transient) with ten or fewer occupants, dwelling units in mixed occupancy buildings, family adult foster home,

foster care, housing with services establishment, residential hospice with five or fewer occupants.

Group R-4 This occupancy shall include buildings, structures or portions thereof for more than five but not more than sixteen occupants, excluding staff who reside on a 24-hour basis in a supervised residential environment and receive custodial care. The persons receiving care are capable of self-preservation. Examples of this group include the following:

Alcohol and drug centers, assisted living centers, boarding care homes, congregate care facilities, group homes, halfway houses, housing with services establishments, residential board and care facilities, residential hospice with twelve or fewer occupants, social rehabilitation facilities.

Transient: occupancy of dwelling unit or sleeping unit for not more than 30 days.