

ROSEVILLE
REQUEST FOR CITY COUNCIL ACTION

DATE: **6/17/2013**
ITEM NO: 9.b

Department Approval



City Manager Approval

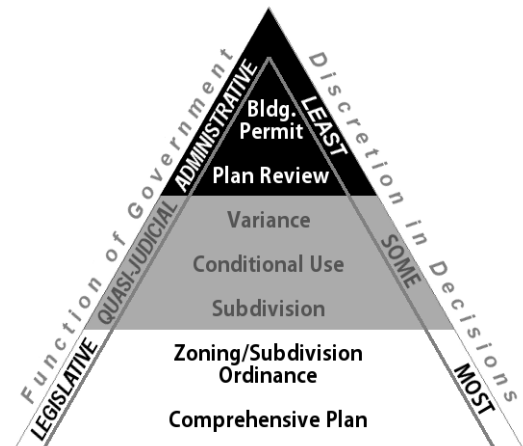


Item Description: **Adopt an Ordinance** amending Section 1005.02.I and 1006.02.D, specific to Garage Doors and Loading Docks requirements, and the creation of a new definition in Section 1001.10 pertaining to overhead doors (**PROJ-0017**).

Application Review Details

- RPCA prepared: May 29, 2013
- Public hearing: June 5, 2013
- City Council action: June 17, 2013
- Statutory action deadline: n/a

Action taken on a zoning text change request is **legislative in nature**; the City has broad discretion in making land use decisions based on advancing the health, safety, and general welfare of the community.



1.0 REQUESTED ACTION

Planning Division staff is requesting a ZONING TEXT CHANGE to Section 1005.02.I and 1006.02.D (Design Standards; Garage Doors and Loading Docks) clarifying types of doors and creating a new definition in Section 1001.10 regarding overhead doors.

2.0 SUMMARY OF RECOMMENDATION

Planning Division staff concurs with the recommendation of the Planning Commission (6-0 vote) to approve the proposed ZONING TEXT CHANGES; see Section 7 of this report for the detailed recommendation.

3.0 SUMMARY OF SUGGESTED ACTION

Adopt an Ordinance amending section 1001.10 Definitions and Section 1005.02.I and 1006.02.D, Design Standards pertaining to garage doors and loading docks; see Section 8 of this report for the detailed action.

4.0 BACKGROUND

Since this request is initiated by the City rather than by an outside applicant, the State-mandated 60-day timeline does not apply; this is noted merely to explain the “n/a” (not applicable) notation in the Application Review Details section.

5.0 PROPOSED ZONING TEXT CHANGES

The proposed zoning text changes are included with this report as Attachment A; proposed insertions will be represented in **bold** text, and proposed deletions will be shown in ~~striketrough~~ text. A brief discussion of the proposed changes can be found in the following paragraphs.

- 5.1 Since the adoption of the Zoning Ordinance in December 2010, the reference to “garage doors” in certain districts has been viewed as inappropriate, while in other districts such reference has created some slight interpretation concerns. Since a garage door is associated more with living units than with a service bay or loading area, references to them and requirements for them in the Office/Business Park and Industrial Districts section of the Code should be stricken. To better clarify types of doors and associated use, the Planning Division suggests that the section be changed to “overhead doors” as a way to differentiate use and the interpretation that such doors are not supported along the front of a building. The Division would also add “service bay” to clarify the type of doors the requirements are addressing.
- 5.2 Section 1005.02I reads as follows:
Garages Doors and Loading Docks: *Loading docks, refuse, recyclables, and/or compactors shall be located on rear or side facades and, to the extent feasible, garage doors should be similarly located. Garage doors of attached garages on a building front shall not exceed 50% of the total length of the building front. Where loading docks, refuse, recyclables, and/or compactors abut a public street frontage, a masonry screen wall comprised of materials similar to the building, or as approved by the Community Development Department, shall be installed to a minimum height to screen all activities.*
- 5.3 This section would be amended as follows: ~~Loading docks~~ **Overhead doors**, refuse, recyclables, and/or compactors shall be located on rear or side facades and, to the extent feasible, **residential** garage doors should be similarly located. ~~Garage~~ **Overhead** doors of attached **residential** garages on a building front shall not exceed 50% of the total length of the building front. Where ~~loading docks~~ **overhead doors**, refuse, recyclables, and/or compactors abut a public street frontage, a masonry screen wall comprised of materials similar to the building, or as approved by the Community Development Department, shall be installed to a minimum height to screen all activities.
- 5.4 Section 1006.02D reads as follows:
Garage Doors and Loading Docks: *Loading docks shall be located on rear or side facades and, to the extent feasible, garage doors should be similarly located. Garage doors of attached garages on a building front shall not exceed 50% of the total length of the building front.*
- 5.5 This Section would be amended as follows: ~~Garage Doors and Loading Docks~~ **Overhead Doors:** ~~Loading docks~~ **Overhead Doors** shall be located on rear or side facades and, to the extent feasible, ~~garage doors should be similarly located. Garage doors of attached garages on a building front shall not exceed 50% of the total length of the building front.~~

- 5.6 As indicated above, giving reference to “overhead doors” creates the need for a definition so that it is clear what the term is referring to. This amendment would be to Section 1001.02 Definitions and would read as follows: **Overhead Door: A door for vehicle access to loading docks, service bays, garages, or other similar areas that opens vertically or horizontally.**

6.0 PUBLIC COMMENT

As of the time this report was prepared, Planning Division staff has not received any communications from the public.

7.0 RECOMMENDATION

Based on the comments and findings outlined in Sections 5 and 6 of this report, the Planning Division recommends approval of the ZONING TEXT CHANGE.

The duly-noticed public hearing for this application was held by the Planning Commission on June 5, 2013; draft minutes of the public hearing were unavailable at the printing of the report. No citizens addressed the Planning Commission, however, Commissioners did have a couple of questions of staff regarding consistency with the proposed amendments to Section 1005.02 and 1009.02D.12. The Planning Commission voted (6-0) to approve the request as presented by the City Planner.

8.0 SUGGESTED ACTION

Adopt an ordinance amending Section 1001.02 Definitions, adding the definition of Overhead Door and amending the text of the “Garage Doors and Loading Docks” section of the Commercial and Mixed Use Districts (1005) and Employment Districts (1006) of the Roseville Zoning Ordinance and specific to the types of doors permissible on the front of a building based on the comments of Section 4 and recommendation of Section 5 of this report.

Prepared by: City Planner Thomas Paschke, 651-792-7074 | thomas.paschke@ci.roseville.mn.us

Attachment A. Draft Ordinance

City of Roseville

ORDINANCE NO. ____

AN ORDINANCE AMENDING SELECTED TEXT OF TITLE 10 ZONING ORDINANCE
OF THE ROSEVILLE CITY CODE

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. Purpose: The Roseville City Code is hereby amended to clarify garage and dock doors, and loading docks, by creating a new definition for overhead doors and modifying current text in Sections 1005, Commercial and Mixed-Use Districts and 1006, Employment Districts.

SECTION 2. Section 1001.02, Definitions is hereby amended as follows:

Overhead Door: A door for vehicle access to loading docks, service bays, garages, or other similar areas that opens vertically or horizontally.

SECTION 3. Section 1005.02I, Garage Doors and Loading Docks, is hereby amended as follows:

~~Loading docks~~ **Overhead doors**, refuse, recyclables, and/or compactors shall be located on rear or side facades and, to the extent feasible, **residential** garage doors should be similarly located. ~~Garage~~ **Overhead** doors of attached **residential** garages on a building front shall not exceed 50% of the total length of the building front. Where ~~loading docks~~ **overhead doors**, refuse, recyclables, and/or compactors abut a public street frontage, a masonry screen wall comprised of materials similar to the building, or as approved by the Community Development Department, shall be installed to a minimum height to screen all activities.

SECTION 4. Section 1006.02D, Garage Doors and Loading Docks, is hereby amended as follows:

~~Garage Doors and Loading Docks~~ **Overhead Doors**: ~~Loading docks~~ **Overhead Doors** shall be located on rear or side facades and, to the extent feasible, garage doors should be similarly located. ~~Garage doors of attached garages on a building front shall not exceed 50% of the total length of the building front.~~

SECTION 5. Effective Date. This ordinance amendment to the Roseville City Code shall take effect upon passage and publication.

Passed this 17th day of June, 2013