

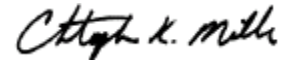
REQUEST FOR COUNCIL ACTION

DATE: 6/13/2011
ITEM NO: 9.c

Division Approval:



Acting City Manager Approval:



Item Description: Request by Roseville Planning Division for approval of **zoning text amendments** pertaining to: front porches and covered entries in the LDR-1 district and parking setbacks in the Employment Districts (**PROJ-0017**)

1.1 BACKGROUND

The substantial updates to Roseville's Zoning Code, which were the focus of much of the Planning Commission's efforts in 2010, were approved by the City Council on December 13, 2010 and became effective when the ordinance summary was published in the Roseville-Little Canada Review on December 21, 2010. The proposed amendments are shown in **bold** and ~~striketrough~~ text in the attachments.

2.0 PROPOSED "PORCH AMENDMENT"

- 2.1 Among the intended new zoning provisions was the ability to construct a covered front entry or an open front porch (i.e., one without walls or screens) that extends into the required setback for homes in LDR-1 and LDR-2 zoning districts. The inadvertent omission of this provision was recently brought to the attention of Planning Division staff when a homeowner submitted an application for a building permit to construct the kind of covered entry that the zoning code was intended to allow. Planning Division staff proposes to allow such improvements to encroach to the following extents:

	Required building setback	Proposed nominal porch encroachment	Proposed porch setback
Homes facing a front street	30 feet from front property line	8 feet toward street	22 feet from front property line
Homes facing an interior courtyard	10 feet from front courtyard parcel boundary	6 feet toward interior courtyard	4 feet from front courtyard parcel boundary

- 2.2 The intent of this provision is to allow "conventional" homes, which front a street and have required setbacks of 30 feet, a porch up to 8 feet deep to reasonably accommodate furniture like a porch swing or a table and chairs. The proposal is scaled back somewhat for homes facing a common, interior courtyard. An 8-foot-wide porch could conceivably leave a setback of only 2 feet, which would seem to hinder successful and attractive

landscaping in such a narrow place, but a 6-foot porch would still accommodate a couple of chairs while still leaving enough space for turf, flowers, shrubs, topiaries, and so on.

3.0 EMPLOYMENT DISTRICTS PARKING SETBACK AMENDMENT

Previous versions of industrial and commercial zoning districts required narrower minimum side and rear parking setbacks where such properties were surrounded by other like properties, and allowed parking areas to extend to and across side and rear property lines where adjacent business properties wanted to share parking areas, aisles, or access drives. But the present Office/Business Park (O/BP) and Industrial (I) districts fail to provide this flexibility. The proposed amendments, shown in Attachment A, reduce the minimum setbacks and allow for continuous, shared parking facilities in O/BP and I districts to be more consistent with previous requirements.

4.0 PUBLIC COMMENT

4.1 The duly-noticed public hearing for the proposed TEXT AMENDMENTS was held by the Planning Commission on June 1, 2011; draft minutes were not available at the time this report was prepared. Planning Commissioners had only a couple clarifying questions. No members of the public were present to comment on the proposal and, after closing the public hearing, the Planning Commission voted unanimously (i.e., 6-0) to recommend approval of the proposed amendments.

4.2 As of the time this report was prepared, Planning Division staff has received no communications from the public on the proposed TEXT AMENDMENTS.

5.0 RECOMMENDATION

Planning Division staff concurs with the recommendation of the Planning Commission to approve the proposed zoning code TEXT AMENDMENTS.

6.0 SUGGESTED ACTION

6.1 Based on the comments in Sections 2-4 of this report, adopt an ordinance amending Chapters 1004 and 1006 of the City Code.

6.2 Approve an ordinance summary for publication in the Roseville Review.

Prepared by: Associate Planner Bryan Lloyd (651-792-7073)

Attachments: A. Draft ordinance

B. Draft ordinance summary

City of Roseville

ORDINANCE NO. ____

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

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. Purpose: The Roseville City Code is hereby amended as follows to limit the number of occupants in accessory dwelling units approved as conditional uses and requiring that each accessory dwelling unit is given a unique address identifier to distinguish it from the principal residence.

SECTION 2. Section 1004.08B is hereby amended as follows:

Table 1004-3	LDR-1
Minimum Lot Area	
Interior	11,000 square feet
Corner	12,500 square feet
Minimum Lot Width	
Interior	85 feet
Corner	100 feet
Minimum Lot Depth	
Interior	110 feet
Corner	100 feet
Maximum Building Height	30 feet
Minimum Front Yard Building Setback	30 feet ^{a, b}
Minimum Side Yard Building Setbacks	
Interior	5 feet
Corner	10 feet ^{bc}
Reverse Corner	Equal to existing front yard of adj. lot but not greater than 30 feet
Minimum Rear Yard Building Setback	30 feet

a See Section 1004.04, Existing Setbacks.

b Covered entries and porches sheltering (but not enclosing) front doors are encouraged and may extend into the required front yard to a setback of 22 feet from the front property line.

bc The corner side yard setback requirement applies where a parcel is adjacent to a side street or right-of-way. The required setback from an unimproved right-of-way may be reduced to the required interior side yard setback by the Community Development Department upon the determination by the Public Works Director that the right-of-way is likely to remain undeveloped.

SECTION 3. Section 1004.09B is hereby amended as follows:

Table 1004-4	One-Family	Two-Family	Attached
Maximum density	8 Units/net acre - averaged across development site		
Minimum lot area	6,000 Sq. Ft.	4,800 Sq. Ft./Unit	3,000 Sq. Ft./Unit
Minimum lot width	60 Feet	30 Feet/unit	24 Feet/unit
Maximum building height	30 Feet	30 Feet	35 Feet
Minimum front yard building setback			
Street	30 Feet ^{a, b}	30 Feet ^{a, b}	30 Feet ^{a, b}
Interior courtyard	10 Feet ^c	10 Feet ^c	10 Feet ^c
Minimum side yard building setback			
Interior	5 Feet	5 Feet	8 Feet (end unit)
Corner	10 Feet	10 Feet	15 Feet
Reverse corner	Equal to existing front yard of adjacent lot, but not greater than 30 feet		
Minimum rear yard setback	30 Feet	30 Feet	30 Feet

a See Section 1004.04 ~~of this Chapter~~, **Existing Setbacks**.

b Covered entries and porches sheltering (but not enclosing) front doors are encouraged and may extend into the required front yard to a setback of 22 feet from the front street right-of-way line.

c Covered entries and porches sheltering (but not enclosing) front doors are encouraged and may extend into the required front yard to a setback of 4 feet to the front courtyard parcel boundary.

SECTION 4. Section 1006.04C is hereby amended as follows:

Table 1006-2	
Minimum lot area	20,000 Square Feet
Minimum lot width	60 Feet
Maximum building height	60 Feet ^a
Minimum front yard building setback	See frontage requirement (E)
Minimum side yard building setback	10 Feet 40 Feet from residential lot boundary
Minimum rear yard building setback	10 Feet 40 Feet from residential lot boundary
Minimum parking setbacks	
Minimum surface parking setback Front yard	Equal to front yard building setbacks
Side or rear yard	5 Feet^b 40 Feet from residential lot boundary

a Increased building height allowed as a conditional use.

b The Community Development Department may waive the minimum side and/or rear yard parking setbacks when parking facilities are to be shared with adjoining, Employment Districts properties.

SECTION 5. Section 1006.05C is hereby amended as follows:

Table 1006-3	
Minimum lot area	None
Maximum building height	60 Feet
Minimum front yard building setback	30 Feet
Minimum Side Yard Building Setbacks	
Interior	10 Feet 40 Feet from residential lot boundary
Corner	30 Feet from street right-of-way
Minimum rear yard building setback	20 Feet 40 Feet from residential lot boundary
Minimum parking setbacks	
Minimum surface parking setback Front or corner side yard	Equal to building setbacks See parking placement (E)
Interior side or rear yard	5 Feet^a 40 Feet from residential lot boundary

- a The Community Development Department may waive the minimum side and/or rear yard parking setbacks when parking facilities are to be shared with adjoining, Employment Districts properties.**

SECTION 6. Effective Date. This ordinance amendment to the Roseville City Code shall take effect upon passage and publication.

Passed this 13th day of June 2011

City of Roseville

ORDINANCE SUMMARY NO. ____

AN ORDINANCE AMENDING SELECTED TEXT OF TITLE 10 “ZONING CODE” INCLUDING AMENDMENTS IN SECTION 1004.08B (LDR-1 DISTRICT DIMENSIONAL STANDARDS); SECTION 1004.09B (LDR-2 DISTRICT DIMENSIONAL STANDARDS); SECTION 1006.04C (O/BP DISTRICT DIMENSIONAL STANDARDS); AND SECTION 1006.05C (I DISTRICT DIMENSIONAL STANDARDS); OF THE CITY CODE

The following is the official summary of Ordinance No. ____ approved by the City Council of Roseville on June 13, 2011:

The Roseville City Code, Title 10, Zoning Ordinance, has been amended to increase flexibility for porches and covered entries on residences and allow parking facilities in Employment Districts to be shared between adjacent properties.

A printed copy of the ordinance is available for inspection by any person during regular office hours in the office of the City Manager at the Roseville City Hall, 2660 Civic Center Drive, Roseville, Minnesota 55113. A copy of the ordinance and summary shall also be posted at the Reference Desk of the Roseville Branch of the Ramsey County Library, 2180 Hamline Avenue North, and on the Internet web page of the City of Roseville (www.ci.roseville.mn.us).

Attest: _____
William J. Malinen, City Manager