

# Roseville

# Zoning Code Update



## Planning Commission Meeting June 10, 2021

## Overview

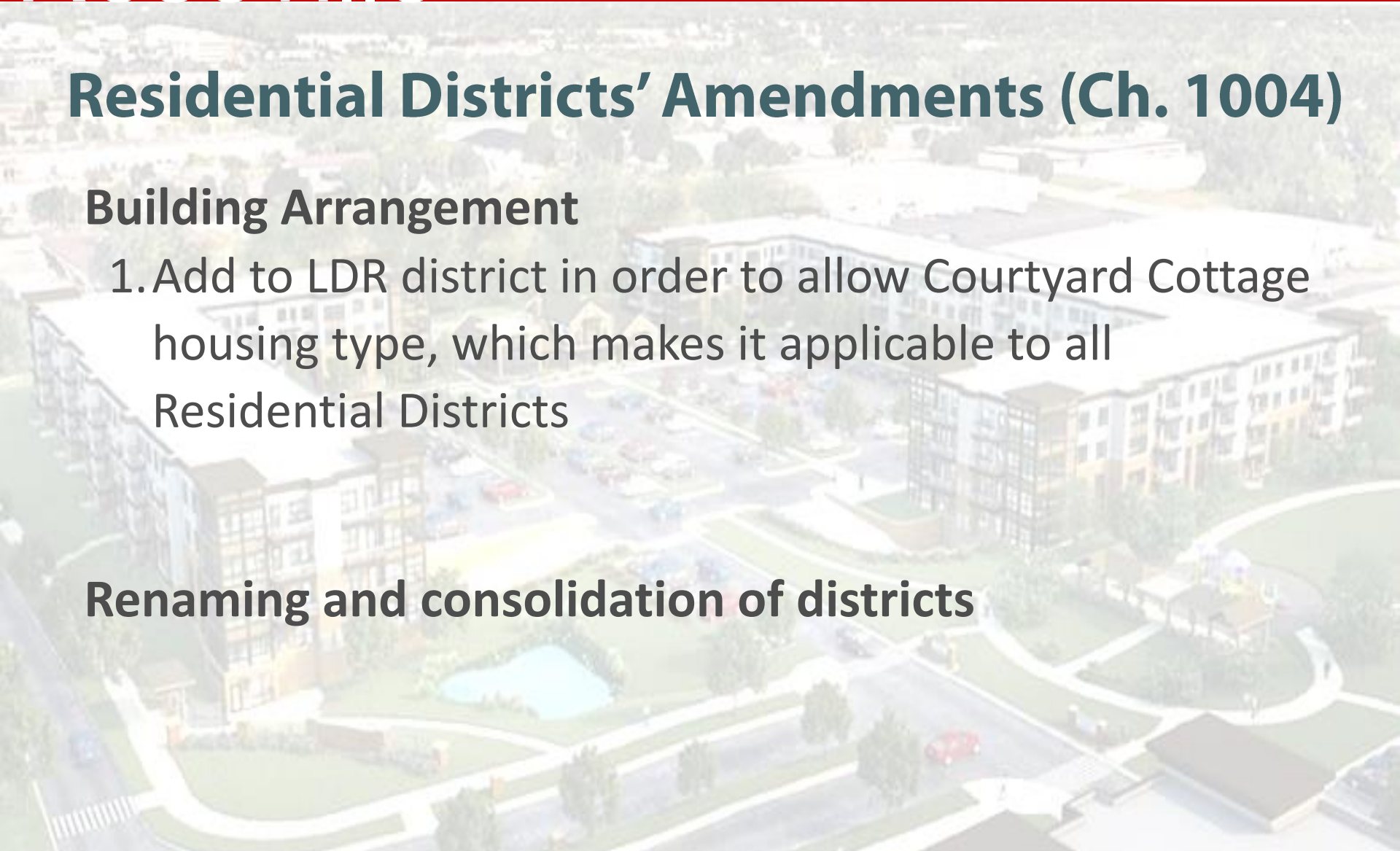
- 01 Residential Districts' Amendments (Ch. 1004)**
- 02 Mixed Use Districts' Amendments (Ch. 1005)**
- 03 Employment Districts' Amendments (Ch. 1006)**
- 04 New BRT Overlay District (Ch. 1009)**
- 05 Definitions Amendments (Ch. 1001)**
- 06 Next Steps**

## **Residential Districts' Amendments (Ch. 1004)**

### **Building Arrangement**

1. Add to LDR district in order to allow Courtyard Cottage housing type, which makes it applicable to all Residential Districts

### **Renaming and consolidation of districts**





## Residential Districts' Amendments (Ch. 1004)

### Table of Allowed Uses (Table 1004-2)

1. Align residential uses/housing types by district with Comprehensive Plan land uses and densities
2. Add Courtyard Cottage housing type
3. Clarify triplex/quadruplex is different from attached single-family/townhouse

## Residential Districts' Amendments (Ch. 1004)

### LDR

#### 1. Purpose Statement

- a. Update housing types allowed

#### 2. Dimensional Standards (Table 1004-3)

- a. Note – Min Lot Width of 85 ft. is not a change
- b. Lot depth standard not needed

## Residential Districts' Amendments (Ch. 1004)

### LMDR

#### 1. Purpose Statement

- a. Update housing types allowed

#### 2. Dimensional Standards (Table 1004-4)

- a. Density minimum and maximum
- b. One building height maximum for the district

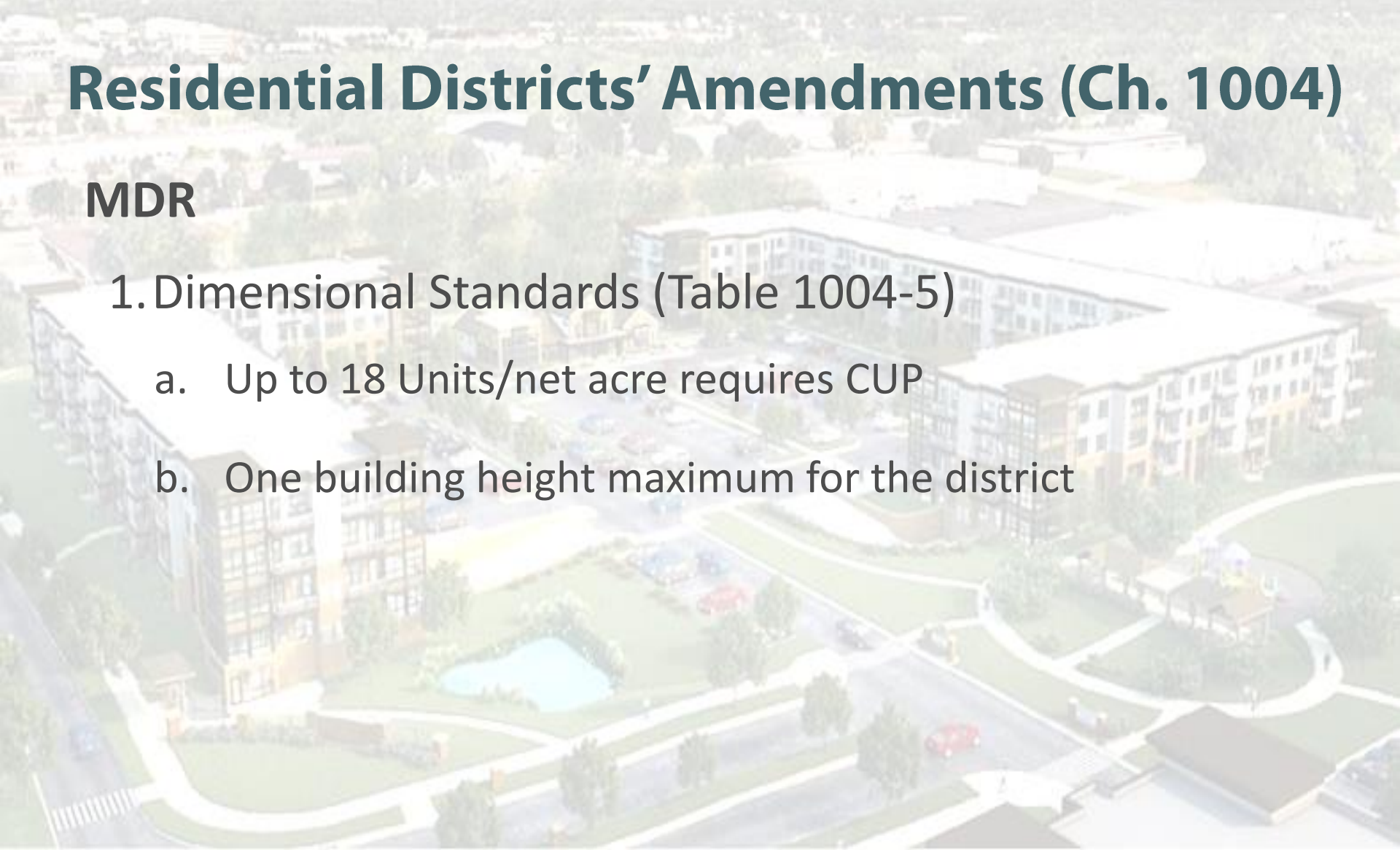


## Residential Districts' Amendments (Ch. 1004)

### MDR

#### 1. Dimensional Standards (Table 1004-5)

- a. Up to 18 Units/net acre requires CUP
- b. One building height maximum for the district



## Residential Districts' Amendments (Ch. 1004)

### HDR

#### 1. Purpose Statement

- a. Clean up

#### 2. HDR Dimensional Standards (Table 1004-6)

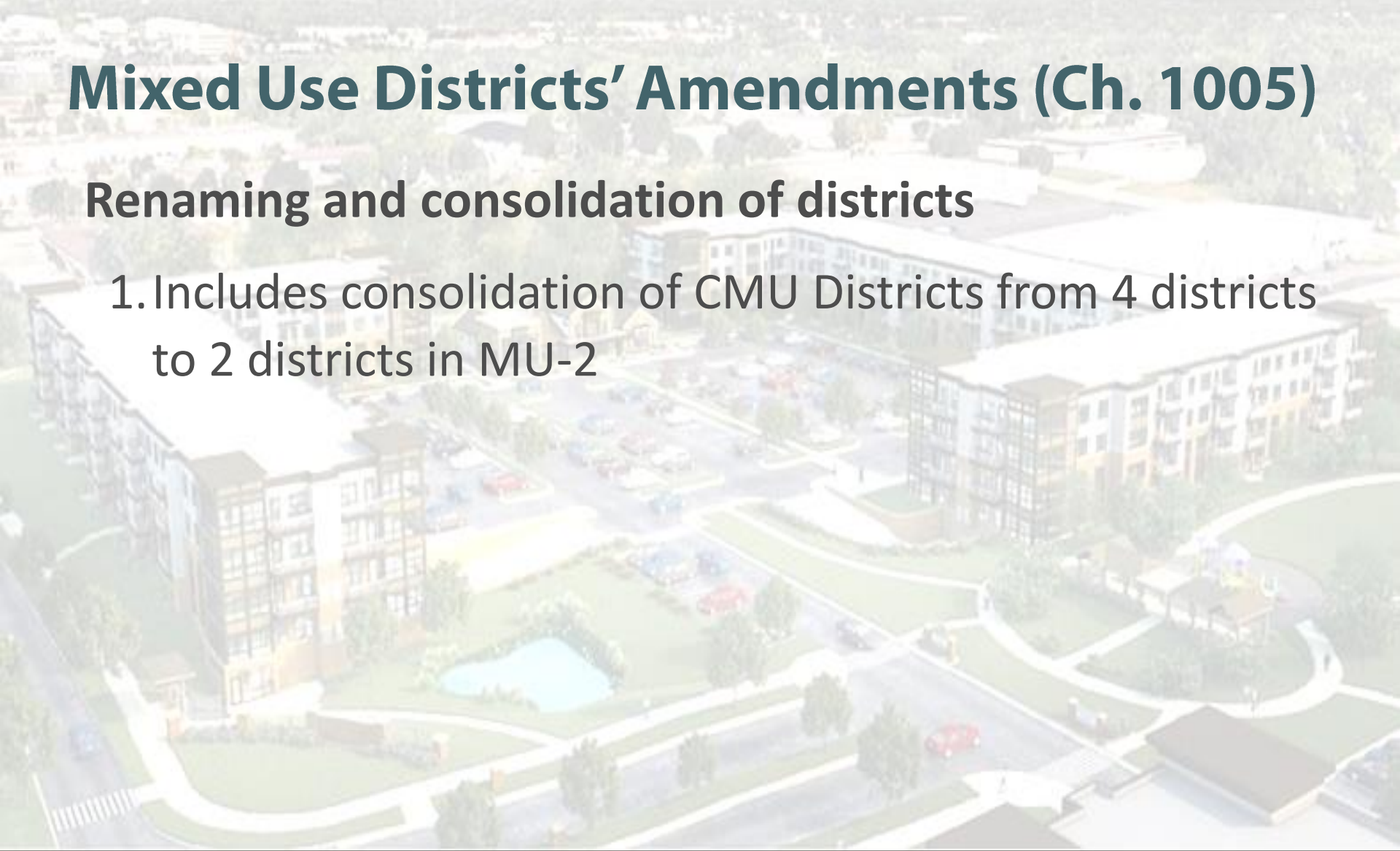
- a. Higher than 24 Units/net acre requires CUP
- b. Higher than 55 Feet requires CUP
- c. Add Upper Floors Stepback standard



## Mixed Use Districts' Amendments (Ch. 1005)

### Renaming and consolidation of districts

1. Includes consolidation of CMU Districts from 4 districts to 2 districts in MU-2



## Mixed Use Districts' Amendments (Ch. 1005)

### Table of Allowed Uses (Table 1005-1)

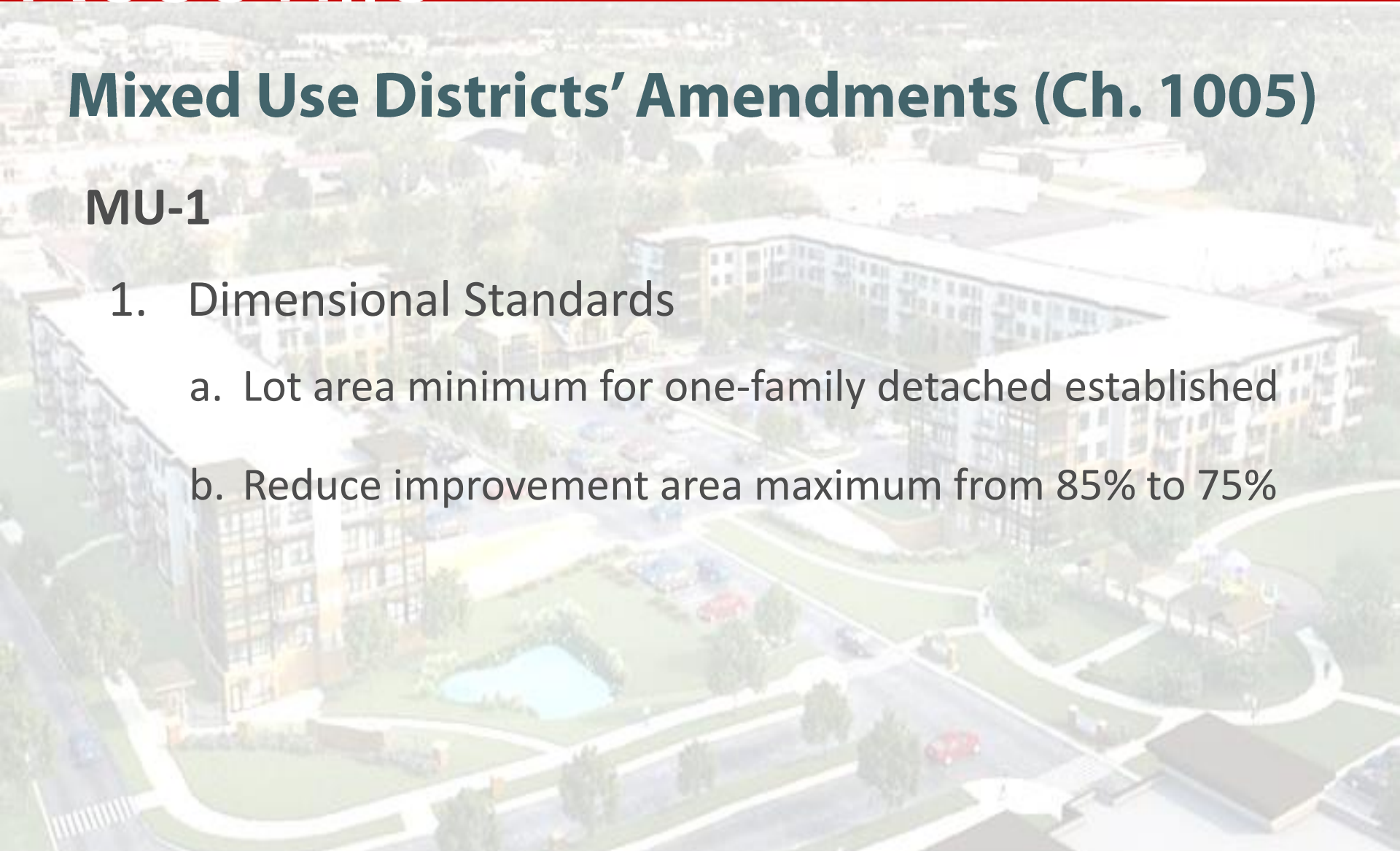
1. Combine Tables 1005-1 (Business Districts) and 1005-5 (Mixed Use Districts)
2. Align residential uses/housing types by district with Comprehensive Plan land uses
3. Includes amending the CUP required in CMU Districts (MU-2) for 3 or more units per building to permitted up to 8 units and conditional for more than 8 units

## Mixed Use Districts' Amendments (Ch. 1005)

### MU-1

#### 1. Dimensional Standards

- a. Lot area minimum for one-family detached established
- b. Reduce improvement area maximum from 85% to 75%





## Mixed Use Districts' Amendments (Ch. 1005)

### MU-2

#### 1. Purpose Statement

- a. Goal to incorporate residential land uses accounting for at least 10% of the overall mixed-use area

#### 2. Add three new regulating plan maps: HarMar Mall, Hamline Shopping Center, and expansion of Twin Lakes Area east to Snelling Ave

## Mixed Use Districts' Amendments (Ch. 1005)

### MU-3

#### 1. Purpose Statement

- a. Goal to incorporate residential land uses accounting for at least 10% of the overall mixed-use area.

#### 2. Dimensional Standards

- a. Density minimum and maximum
- b. Building height maximum (40' to 45')

## Mixed Use Districts' Amendments (Ch. 1005)

### MU-4

#### 1. Purpose Statement

- a. Goal to incorporate residential land uses accounting for at least 10% of the overall mixed-use area.

#### 2. Dimensional Standards

- a. Density minimum and maximum
- b. Building height greater than 65 feet, up to 100 feet, requires CUP



## Employment Districts' Amendments (Ch. 1006)

1. Renaming and consolidation of districts
2. Table 1006-1
  - a. Technical amendment
3. Statement of Purpose
  - a. Delineate between E-1 and E-2 districts
4. Dimensional Standards
  - a. Delineate improvement area maximum between E-1 and E-2 districts

## **New BRT Overlay District (Ch. 1009)**

1. New chapter for overlay districts
  2. Purpose
  3. Overlay district boundaries and applicable underlying base districts
  4. Density standard requirement
  5. Pedestrian and bicycle facilities plan and standards requirements
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## Definitions Amendments (Ch. 1001)

### 1. Add new definitions

- a. Courtyard cottage
- b. 3-family dwelling (triplex)
- c. 4-family dwelling (quadruplex)

### 2. Amend existing definitions

- a. Multi-family dwelling
- b. One-family attached dwelling
- c. Two-family attached dwelling (twinhome)
- d. Two-family detached dwelling (duplex)



## Next Steps

- City webpage updated with interactive Storymap and text amendments
- Outreach to property owners affected by rezoning
- July 7 PC Meeting
  - Rezoning Map
- July 12 City Council Update
- August PC Public Hearing and City Council Adoption