

**ROSEVILLE**  
**REQUEST FOR COUNCIL ACTION**

Agenda Date: 11/30/2015

Agenda Item: 10.a

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Department Approval



City Manager Approval



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Item Description: Consider Approval of Certain Minor, Clarifying Text Amendments to Title 10 (Zoning) and Title 11 (Subdivisions) of the City Code

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**APPLICATION INFORMATION**

Applicant: City of Roseville

Location: N/A

Property Owner: N/A

Open House Meeting: none required

Application Submission: N/A

Public Hearing: November 4, 2015

City Action Deadline: N/A

**Planning Commission Action:**

On September 4, 2015, the Planning Commission held the public hearing for the proposed Zoning and Subdivision Code changes and voted unanimously to recommend approval of the amendments.

1 **BACKGROUND**

2 As City codes are read, interpreted, and implemented in response to applications submitted by  
3 members of the community, minor errors and oddities, incidental omissions, and accidentally  
4 vague passages are brought to light. Planning Division staff makes note of these instances and  
5 periodically brings them forward in small batches for correction or clarification. The Planning  
6 Commission held the public hearing for the proposed changes on November 4, 2015; the RPCA  
7 summarizing and illustrating the proposed amendments and the draft public hearing minutes are  
8 included with this RCA as Exhibit A.

9 The amendments generally address:

- 10     • Standards for accessory structures in residential districts
- 11     • Incorrect cross references within the zoning code
- 12     • Separation between a house and a private swimming pool
- 13     • Aligning the City's required action timelines for preliminary and final plats with state  
14 statute

15 One change was made to the proposed amendment as a result of the Planning Commission's  
16 discussion. The recommendation for spacing between principal structures and accessory  
17 structures and between principal structures and swimming pools was reduced to 3 feet rather

18 than 5 feet as proposed by staff. The draft text amendment ordinance included with this RCA as  
19 Exhibit B reflects the recommendation of the Planning Commission.

20 **RECOMMENDED ACTIONS**

21 **Pass an ordinance amending certain text of Title 10 (Zoning) and Title 11 (Subdivisions) of**  
22 **the City Code**, based on the findings and recommendation of the Planning Commission, the  
23 content of this RCA, public input, and City Council deliberation.

24 **Pass a motion approving the proposed ordinance summary.** This motion requires a four-fifths  
25 supermajority vote to pass.

26 **ALTERNATIVE ACTIONS**

27 **Pass a motion to table one or more of the actions for future action.** While there's no required  
28 timeline for approving City-initiated proposals such as this, deferring action into the future could  
29 have adverse consequences for property owners or potential developers who may be following  
30 this process and anticipating its conclusion.

31 **By motion, deny the request.** Denial should be supported by specific findings of fact based on  
32 the City Council's review of the application, applicable City Code regulations, and the public  
33 record.

**Prepared by: Senior Planner Bryan Lloyd**  
**651-792-7073 | [bryan.lloyd@cityofroseville.com](mailto:bryan.lloyd@cityofroseville.com)**

RCA Exhibits: A: 9/2/2015 RPCA packet and public hearing minutes, and 9/17/2015 draft minutes  
B: Draft text amendment ordinance  
C: Draft ordinance summary



REQUEST FOR PLANNING COMMISSION ACTION

Agenda Date: 11/4/2015

Agenda Item: 5

Division Approval

Agenda Section  
PUBLIC HEARINGS

Item Description: Request by City of Roseville for approval of certain minor, clarifying text amendments to Title 10 (Zoning) and Title 11 (Subdivisions) of the City Code (PROJ0017)

APPLICATION INFORMATION

Applicant: City of Roseville

Location: N/A

Property Owner: N/A

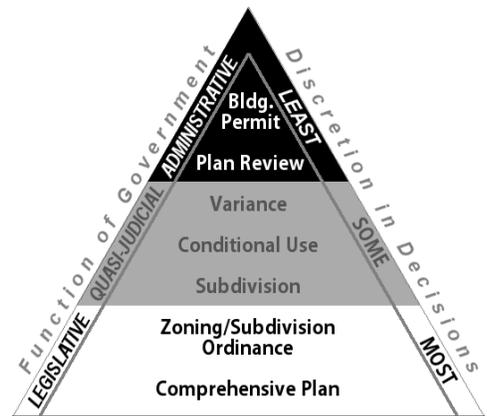
Open House Meeting: none required

Application Submission: N/A

City Action Deadline: N/A

LEVEL OF CITY DISCRETION IN DECISION-MAKING

Action taken on a code amendment 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 PROPOSAL

2 As City codes are read, interpreted, and implemented in response to applications submitted by  
3 members of the community, minor errors and oddities, incidental omissions, accidentally vague  
4 passages are brought to light. Planning Division staff makes note of these instances and  
5 periodically brings them forward in small batches for correction or clarification from time to  
6 time. The proposed amendment is illustrated in Attachment A, with insertions represented with  
7 underlined text and deletions represented with ~~struck through text~~, and a brief discussion of the  
8 reason for the proposed changes follows.

9 **§1004.02: Residential Accessory Buildings**

10 Table 1004-1

- 11 • The rear yard setback for accessory structures was listed under the heading of side yard
- 12 setback requirements. The proposed change will relocate the rear yard setback
- 13 requirement to its own row.
- 14 • The existing corner side yard setback requirement does not differentiate between standard
- 15 corners and reverse corners. The proposed amendment makes this distinction; it uses the
- 16 existing standard for “reverse corner” lots, and specifies a 10-foot setback on standard
- 17 corners (equal to the principal structure setback requirement on standard corners) while

18 allowing a further reduced setback where the adjacent right-of-way is unlikely to be  
19 developed with a street. Planning Division staff will illustrate and explain the difference  
20 between standard and reverse corners during the presentation of the amendment proposal.

- 21 • The 6-foot separation required between accessory storage structures and other buildings  
22 was recently determined to be an archaic standard that no longer applies. While a  
23 separation of as little as 3 feet between buildings may be possible with building and fire  
24 code standards, but such a small distance may discourage proper maintenance of the  
25 buildings and grounds between them. Planning Division staff is proposing a minimum  
26 separation of 5 feet to be less restrictive than the existing standard and still allow for  
27 easier property maintenance than the minimum fire code separation distance would allow.

28 Other accessory building standards

- 29 • The existing standards for multi-family properties inadvertently specified that accessory  
30 storage buildings should be in the front yard. The proposed amendment corrects this by  
31 changing the language to place such structures behind the front of a building, in the side  
32 or rear yard.
- 33 • Existing standards require all accessory storage buildings to utilize materials which are  
34 similar to the principal structure on the property, which unintentionally precludes small,  
35 pre-fabricated sheds that are commonly used. The previous zoning code did distinguish  
36 between structures less than 120 square feet and 12 feet in height (which don't require  
37 plan review for compliance with building code requirements) and larger structures that do  
38 require formal review of construction plans. The proposed amendment re-establishes this  
39 threshold which holds larger structures to the higher design and structural standard than  
40 smaller structures, and thereby allows smaller, prefabricated sheds to be utilized.

41 ***§1011.12: Additional Standards for Specific Uses in All Districts***

42 Accessory Dwelling Units (ADUs)

- 43 • Within the regulations pertaining to ADUs, two references are made to the section of the  
44 zoning code containing definitions of zoning terms, but both citations have typographical  
45 errors.

46 Private Swimming Pools

- 47 • The only apparent rationale for the existing 6-foot required separation between an in-  
48 ground pool and a principal structure is that it matched the corresponding requirement for  
49 accessory storage structures. While the present rationale may not be any different,  
50 Planning Division staff is recommending a 5-foot separation requirement to reserve  
51 sufficient space for walking around a pool and to preserve some uniformity in distances  
52 between residential improvements.

53 Restaurants

- 54 • The (now) former CMU district was never intended to constrain restaurants to multi-use  
55 buildings.

56 Telecommunication Towers and Antennas

- 57 • Subsection “A8” discussed requirements for “existing facilities” in the previous version  
58 of the zoning code. The “Existing Facilities” parameters are now in subsection “h”  
59 according to the present outline structure of the zoning code.

60 ***§1102.01: Plat Procedures***

- 61 • Minnesota Statute 462.358 subd. 3b requires cities to approve or disapprove preliminary  
62 plat applications within 120 days, whereas Roseville’s subdivision code unnecessarily  
63 limits the action timeline to 60 days. The proposed amendment adjusts the City’s timeline  
64 to 120 days to be in line with the statutory requirement.
- 65 • The same statute requires cities to approve or disapprove final plat applications within 60  
66 days, but Roseville’s subdivision code specifies a 120-day timeline. While City staff has  
67 diligently adhered to the State-mandated timeline for action on a final plat application, the  
68 proposed amendment would bring the City’s timeline to 60 days to be in line with the  
69 statutory requirement.

70 **PUBLIC COMMENT**

71 At the time this report was prepared, Planning Division staff has not received any  
72 communications from members of the public about the proposal.

73 **RECOMMENDED ACTION**

74 **By motion, recommend approval of the proposed amendments to Title 10 (Zoning) and**  
75 **Title 11 (Subdivisions) of the City Code**

76 **ALTERNATIVE ACTIONS**

77 **Pass a motion to table the item for future action.**

78 **By motion, recommend denial of the proposal.**

**Prepared by: Senior Planner Bryan Lloyd**  
**651-792-7073 | bryan.lloyd@cityofroseville.com**

Attachments: A: Proposed amendments B:

**1004.02: Accessory Buildings**

A. **One- and Two-Family Dwellings:** The following standards apply to accessory buildings that serve one- and two-family dwellings.

Table 1004-1	Accessory Building
Maximum combined storage size/area	864 square feet; up to 1,008 square feet by meeting performance standards in Section 1004.02A.2. In any case, combined area of accessory buildings shall not exceed 85% of the footprint of the principal structure.
Maximum height	15 feet; 9 feet wall height
Minimum front yard building setback	30 feet
Minimum rear yard building setback	5 feet
<b>Minimum side yard building setback</b>	
Rear	5 feet
Interior-side	5 feet
Corner	10 feet <sup>d</sup>
Corner-side/Reverse corner	Behind established building line of principal structure
Minimum setback from any other building or structure on the lot	5 feet

<sup>d</sup> 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.

B. **Attached and Multi-family Buildings:** Attached and multi-family buildings are allowed one storage or maintenance structure and one garden shed per complex, plus detached garage structures as needed. Accessory buildings and sheds shall be located in ~~front-rear~~ or side yards behind the ~~rear-front~~ building line of the principal structure. Accessory buildings and sheds shall be set back a minimum of 10 feet from rear or side lot lines and from principal buildings.

C. **Color, Design, and Materials:** The exterior design and materials of an accessory storage building greater than 120 square feet in area and/or greater than 12 feet in height shall be similar to or compatible with those of the principal structure.

**1011.12: Additional Standards for Specific Uses in All Districts**

**B. Residential Uses, Accessory:**

1. Accessory Dwelling Units (ADU):

m. Permit Required: A lifetime, non-transferrable ADU Occupancy Permit shall be required from the Community Development Department to allow an ADU to be rented. For the purposes of this provision, a “rented” ADU is one that is being occupied by a person or persons other than the family (as defined in ~~§1001.11~~ §1001.10 of this Title) occupying the principal dwelling unit. Each property owner seeking to rent an ADU, or occupy an ADU while renting the principal

dwelling unit, shall apply for a new ADU Occupancy Permit according to the procedure established herein. In addition to receiving an ADU Occupancy Permit, the property shall be in compliance with the City's rental registration requirements.

iv. Revocation: If a permitted ADU or the property for which an ADU permit has been issued should fail to meet the requirements of the permit, and/or if a property for which an ADU permit has been issued should become ineligible for such permit, the issued ADU permit may be revoked upon the determination by the Community Development Department that the noncompliance and/or ineligibility issue(s) cannot or have not been resolved. If an ADU permit is revoked, occupation of the ADU by a person or persons other than the family (as defined in ~~§1001.11~~ §1001.10 of this Title) occupying the principal dwelling unit shall cease within 60 days of the date of the revocation.

4. Private Swimming Pools: All private swimming pools, hot tubs, and other similar private recreational facilities are subject to the following standards:

e. For in-ground pools, the pool shall be set back at least ~~6~~5 feet from the principal structure.

#### E. Business and Commercial Uses:

6. Restaurants:

a. In the ~~CMU and~~ Employment districts, all restaurants shall be incorporated within a multi-use retail center.

#### G. Accessory Uses and Structures:

1. Telecommunication Towers and Antennas:

f. Requirements: All antennas and towers and support structures including guy wires and foundations shall be subject to the appropriate requirements of subsection ~~A~~ "h" of this Section and the setback requirements established for accessory structures in the applicable zoning district. Antennas, towers, guy wires and foundations, and support buildings shall be constructed on 1 lot or parcel and shall be set back a minimum of 30 feet from any front property line.

### 1102.01: Plat Procedures

#### F. Action By The City Council: (on preliminary plats)

1. The recommendation of the Planning Commission on the preliminary plat shall be considered by the City Council, and the City Council shall approve or disapprove the plan within ~~60~~120 days after the application was accepted as complete or such date as extended by the applicant or City Council. If the City Council shall disapprove said preliminary plat, the grounds for any such refusal shall be set forth in the proceedings of the City Council and reported to the person or persons applying for such approval.

H. **Approval and Recording:** The City Council shall act upon a final plat application within ~~120~~60 days of the submission of a completed application. The refusal to approve the plat shall be set forth in the

proceedings of the City Council and reported to the person or persons applying for such approval. If the final plat is approved, the subdivider shall record said plat with the County Recorder within one year after the date of approval and prior to the issuance of any building permit; otherwise, the approval of the final plat shall be considered void.

1           **PROJECT FILE 0017**  
2           **Request by the City of Roseville for approval of certain minor, clarifying text amendments**  
3           **to Roseville City Code, Title 10 (Zoning) and Title 11 (Subdivisions)**  
4           Chair Boguszewski opened the public hearing for PROJECT FILE 0017 at 6:37 p.m.

5           Senior Planner Bryan Lloyd provided a brief history of proposed minor, clarifying text  
6           amendments to existing City Code, Title 10 (Zoning) and Title 11 9Subdivisions) as detailed in the  
7           staff report dated November 4, 2015. Mr. Lloyd advised that the proposed text amendments  
8           related to residential accessory buildings, additional standards for specific uses in all districts, and  
9           plat procedures in the City's subdivision code to mirror state statute and as detailed in the report,  
10          and had come forward during practical application and staff reading/interpretation of existing text.

11          Residential Uses - Accessory Dwelling Units (ADU)  
12          Chair Boguszewski asked staff to illustrate the distinction between references to standard corner  
13          and reverse corners.

14          Mr. Lloyd displayed a typical lot type illustration from current code and reviewed related front and  
15          side streets; and distinctions with reverse corner lots that could have frontages on both the long  
16          and short streets related to setbacks based on the type of lot and position of the primary  
17          structure; and reviewed various orientations of those lots in conjunction with adjacent properties.

18          As noted by Member Murphy, if a new property and/or structure, a reverse lot could be addressed  
19          at either corner provided no current address existed for a vacant lot, with the new owner of a  
20          structure able to determine which way to face their home depending on design particulars and  
21          preferences.

22          In referencing the 1004.02 Accessory Building Table (1004.1) (page 1, RPCA Attachment A),  
23          Chair Boguszewski opined that compared with the text on page 4 of that same attachment, there  
24          appeared to be some ambiguity related to established front or rear building lines, and sought  
25          staff's intent, if in fact to locate building lines further from either street.

26          By again using the illustration, Mr. Lloyd responded that the principle structure's building line is  
27          how setback requirements are established, and depending on the orientation of that principle  
28          structure would determine the location as addressed in Table 1004-1.

29          Chair Boguszewski questioned the clarity of the text and/or table as currently proposed.

30          Based on staff's familiarity with interpretation, Mr. Lloyd opined that he didn't find the text or table  
31          ambiguous, suggesting there may be a need for clarifying questions no matter how they were  
32          written.

33          At the request of Member Gitzen, and again referencing the diagram, Mr. Lloyd explained  
34          accessory building placement in relation to adjacent property lines.

35          Restaurants (RPCA, page 2, line 53)  
36          Specific to the text and table, Chair Boguszewski sought further clarification related to the intent  
37          to constrain multi-use buildings.

38          Mr. Lloyd advised that the intent was to remove the provision specific to restaurants in multi-use  
39          buildings (e.g. office/business park and industrial park designations) to avoid stand-alone  
40          restaurants. Mr. Lloyd advised that the intent was to remove that incorrect constrain of  
41          restaurants only in multi-use buildings in Commercial Mixed Use (CMU) designated districts; with  
42          that intent remaining relevant in the Employment designated district, as outlined in the RPCA  
43          Attachment A (page 2), Section E.6.

44          Accessory Building minimum setback from other buildings or structures on the lot  
45          Reverting back to the previous discussion on residential accessory buildings, Member  
46          Cunningham expressed her fascination, based on her personal experience living on a reverse  
47          corner lot and attempt to add an accessory building (shed) and its proposed placement found too  
48          close to the property line (5' versus 6'). Member Cunningham opined she had found that setback  
49          requirement ridiculous at the time and continued to do so, questioning why 3' wouldn't be  
50          sufficient unless based on maintenance requirements needing 5'.

51          Mr. Lloyd elaborated on the proposed 6' coming from building code thresholds applying to a  
52          building wall and addressing whether or not a heightened fire wall existed adjacent neighboring

## RCA Exhibit A

53 properties/buildings. Based on staff's research, Mr. Lloyd noted that if taking the property line  
54 between buildings in the future, there would already be a 3' separation for both properties.  
55 Whether or not that intent would ever apply, Mr. Lloyd advised he was unsure, but clarified that  
56 was the initial rationale. If the accessory building was only set back 3', Mr. Lloyd opined that was  
57 also artificial and may not allow fire suppression and actually allow fire transfer from one building  
58 to another. Other than for this stipulation, Mr. Lloyd stated he was unsure of any other practical  
59 intent for a setback less than 5'; and he found that less arbitrary than 4' or less since property  
60 maintenance would get more difficult with any less space, thus the proposed familiar figure of 5'.

61 Mr. Paschke concurred, noting it would remain consistent with setback requirements.

62 Member Daire noted he had personally also run into this metric recently when checking on a  
63 building permit. During his research, Member Daire advised that he had found that the 6' metric  
64 had origins in fire code and was intended to put enough space between combustible walls so  
65 transfer of fire from one structure to another would be difficult if impossible. Therefore, Member  
66 Daire suggested the fire code may be the place where there was a genesis for that number.

67 While open to the will of the Commission, Member Cunningham opined she found little harm and  
68 greater benefit, based on her personal experience, in lowering the footage to 4'.

69 Chair Boguszewski questioned practical applications for maintaining grass in that area behind an  
70 accessory structure or between an accessory and principle structure; and remedies the City had  
71 available to ensure compliance in maintaining that area.

72 Mr. Lloyd advised that City Code has a maximum height for grass; however, also noted that if the  
73 noncompliance issue was in the back yard, no one from the City staff was likely to notice the  
74 problem unless a complaint was filed by a neighbor or other resident, at which time the City could  
75 then respond accordingly and become involved in the code compliance process (e.g. abatement)  
76 as applicable.

77 Mr. Paschke advised that the City's housing maintenance code could also be utilized.

78 Chair Boguszewski led discussion based on philosophical questions and responsible  
79 homeowners based on realities of a situation and trusting homeowners to effectively and sensible  
80 manage their private property, or whether the City needed to adjust minimums to guide proper  
81 behavior.

82 Chair Boguszewski spoke in support of a 3' setback in line with fire code.

83 If located in a smaller area, Member Bull opined it may be more economical to install a concrete  
84 pathway between for maintenance purposes.

85 Member Gitzen opined he found 4' to 5' to be arbitrary, and would support a 3' setback.

### 86 Private Swimming Pools

87 If amending one section for dwelling structures, Member Murphy questioned if there was also a  
88 need for minimum distances related to swimming pools for uniformity.

89 Mr. Lloyd responded that the intent with phrasing wasn't to suggest everything looked the nicer if  
90 at the same footage, but in an attempt to meet resident expectations; and with both a shed and  
91 pool considered accessory to the principle structure, he would suggest simplicity of expectations  
92 versus differences.

93 Given his perception that 4', 5' or 6' all seemed arbitrary, Member Murphy stated he found if the  
94 City assigned a factual basis for a number such as 3' that seemed easier to support.

95 Chair Boguszewski closed the public hearing at 7:03 p.m.; no one spoke for or against.

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**MOTION**

**Member Cunningham moved, seconded by Member Murphy to recommend to the City Council approval of the proposed amendments to Roseville City Code, Title 10 (Zoning) and Title 11 (Subdivisions); as detailed and based on the information and analysis in the project report dated November 4, 2015; *amended to change text and table references for minimum setback from any other building or structure on the lot to 3' versus the proposed 5' for accessory dwellings and private swimming pools.***

**Ayes: 7**

**Nays: 0**

**Motion carried.**

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE AMENDING CERTAIN TEXT OF TITLE 10 (ZONING)  
AND TITLE 11 (SUBDIVISIONS) OF THE CITY CODE,

The City Council of the City of Roseville does ordain:

**Section 1.** The Roseville City Code is hereby amended as follows:

**§1004.02: Accessory Buildings**

A. **One- and Two-Family Dwellings:** The following standards apply to accessory buildings that serve one- and two-family dwellings.

Table 1004-1	Accessory Building
Maximum combined storage size/area	864 square feet; up to 1,008 square feet by meeting performance standards in Section 1004.02A.2. In any case, combined area of accessory buildings shall not exceed 85% of the footprint of the principal structure.
Maximum height	15 feet; 9 feet wall height
Minimum front yard building setback	30 feet
<del>Minimum rear yard building setback</del>	<del>5 feet</del>
<b>Minimum side yard building setback</b>	
<del>Rear</del>	<del>5 feet</del>
<del>Interior side</del>	5 feet
<del>Corner</del>	<u>10 feet<sup>d</sup></u>
<del>Corner side</del> <del>Reverse corner</del>	Behind established building line of principal structure
Minimum setback from any other building or structure on the lot	<del>6</del> <u>5</u> feet

<sup>d</sup> 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.

B. **Attached and Multi-family Buildings:** Attached and multi-family buildings are allowed one storage or maintenance structure and one garden shed per complex, plus detached garage structures as needed. Accessory buildings and sheds shall be located in ~~front-rear~~ or side yards behind the ~~rear-front~~ building line of the principal structure. Accessory buildings and sheds shall be set back a minimum of 10 feet from rear or side lot lines and from principal buildings.

C. **Color, Design, and Materials:** The exterior design and materials of an accessory storage building greater than 120 square feet in area and/or greater than 12 feet in height shall be similar to or compatible with those of the principal structure.

**§1011.12: Additional Standards for Specific Uses in All Districts**

B. **Residential Uses, Accessory:**

23 1. Accessory Dwelling Units (ADU):

24 m. Permit Required: A lifetime, non-transferrable ADU Occupancy Permit shall be required from  
25 the Community Development Department to allow an ADU to be rented. For the purposes of  
26 this provision, a “rented” ADU is one that is being occupied by a person or persons other than  
27 the family (as defined in ~~§1001.11~~ §1001.10 of this Title) occupying the principal dwelling unit.  
28 Each property owner seeking to rent an ADU, or occupy an ADU while renting the principal  
29 dwelling unit, shall apply for a new ADU Occupancy Permit according to the procedure  
30 established herein. In addition to receiving an ADU Occupancy Permit, the property shall be in  
31 compliance with the City’s rental registration requirements.

32 iv. Revocation: If a permitted ADU or the property for which an ADU permit has been issued  
33 should fail to meet the requirements of the permit, and/or if a property for which an ADU  
34 permit has been issued should become ineligible for such permit, the issued ADU permit  
35 may be revoked upon the determination by the Community Development Department that  
36 the noncompliance and/or ineligibility issue(s) cannot or have not been resolved. If an ADU  
37 permit is revoked, occupation of the ADU by a person or persons other than the family (as  
38 defined in ~~§1001.11~~ §1001.10 of this Title) occupying the principal dwelling unit shall cease  
39 within 60 days of the date of the revocation.

40 4. Private Swimming Pools: All private swimming pools, hot tubs, and other similar private  
41 recreational facilities are subject to the following standards:

42 e. For in-ground pools, the pool shall be set back at least ~~6~~5 feet from the principal structure.

43 **E. Business and Commercial Uses:**

44 6. Restaurants:

45 a. In the ~~CMU and~~ Employment districts, all restaurants shall be incorporated within a multi-use  
46 retail center.

47 **G. Accessory Uses and Structures:**

48 1. Telecommunication Towers and Antennas:

49 f. Requirements: All antennas and towers and support structures including guy wires and  
50 foundations shall be subject to the appropriate requirements of subsection ~~AS~~ “h” of this  
51 Section and the setback requirements established for accessory structures in the applicable  
52 zoning district. Antennas, towers, guy wires and foundations, and support buildings shall be  
53 constructed on 1 lot or parcel and shall be set back a minimum of 30 feet from any front  
54 property line.

55 **§1102.01: Plat Procedures**

56 **F. Action By The City Council:** [on preliminary plats]

57 1. The recommendation of the Planning Commission on the preliminary plat shall be considered by  
58 the City Council, and the City Council shall approve or disapprove the plan within ~~60~~120 days after

## RCA Exhibit B

59 the application was accepted as complete or such date as extended by the applicant or City Council.  
60 If the City Council shall disapprove said preliminary plat, the grounds for any such refusal shall be set  
61 forth in the proceedings of the City Council and reported to the person or persons applying for such  
62 approval.

63 | **H. Approval and Recording:** The City Council shall act upon a final plat application within ~~120-60~~ days of  
64 the submission of a completed application. The refusal to approve the plat shall be set forth in the  
65 proceedings of the City Council and reported to the person or persons applying for such approval. If the  
66 final plat is approved, the subdivider shall record said plat with the County Recorder within one year  
67 after the date of approval and prior to the issuance of any building permit; otherwise, the approval of  
68 the final plat shall be considered void.

69 **Section 2. Effective Date.** This ordinance amendment to the City Code shall take effect upon  
70 the passage and publication of this ordinance.

71 Passed this 30<sup>th</sup> day of November, 2015.

**City of Roseville**

**ORDINANCE SUMMARY NO. \_\_\_\_**

**AN ORDINANCE AMENDING CERTAIN TEXT OF TITLE 10 (ZONING)  
AND TITLE 11 (SUBDIVISIONS) OF THE CITY CODE**

The following is the official summary of Ordinance No. \_\_\_\_ approved by the City Council of the City of Roseville on November 30, 2015:

The Roseville City Code, Title 10, Zoning Code and Title 11, Subdivision Code, has been amended to correct minor errors and incidental omissions, and clarify accidentally vague passages.

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](http://www.ci.roseville.mn.us)).

Attest: \_\_\_\_\_  
Patrick Trudgeon, City Manager