

Roseville Zoning Code Update Phase One Summary of Non-Residential Districts' Changes

Phase One includes updates to six elements related to the non-residential zoning districts in order to align them with the adopted 2040 Comprehensive Plan: allowed uses/housing types, density standards, building height standards, improvement area/impervious surfaces standards, purpose statements, and additional MU-2 regulating plans. Specific changes are highlighted in red.

1. Add allowed uses/housing types.

In order to align with the Comprehensive Plan's guidance for including residential in the mixed use districts, the following uses/housing types are recommended to be added to the mixed use districts.

- MU-1: **Add small lot detached, two-family detached (duplex), triplex and quadruplex, one-family attached (townhouse/rowhouse), cottage courtyard, live-work, multi-family dwelling, 3 to 8 units (apartment, loft, flat)**
- MU-2A: **Add two-family detached (duplex), triplex and quadraplex, cottage courtyard**
- MU-2B: **Add two-family detached (duplex), triplex and quadraplex, cottage courtyard**
- MU-3: **Add one-family attached (townhouse/rowhouse), multi-family dwelling, 3 to 8 units (apartment, loft, flat), multi-family dwelling, more than 8 units (apartment, loft, flat), live-work unit**
- MU-4: **Add one-family attached (townhouse/rowhouse), multi-family dwelling, 3 to 8 units (apartment, loft, flat), live-work unit**

2. Update the density standards.

A comparison of the densities identified in the 2040 Comprehensive Plan and the converted mixed use zoning districts finds that some changes are needed for consistency.

| Zoning District | Current Zoning Density (dwelling units per acre) | Recommended Zoning Density (dwelling units per acre) |
|-----------------|---|---|
| MU-1 | No minimum Maximum of 12 | • Add minimum of 5 |
| MU-2A | No minimum No maximum | • Add minimum of 10 • Add maximum of 20 |
| MU-2B | No minimum No maximum | • Add minimum of 15 • Add maximum of 36 |
| MU-3 | No minimum Maximum of 24 | • Add minimum of 13 • Increase maximum to 36 |
| MU-4 | 24 - 36 | • Reduce minimum to 20 |

3. Update maximum building heights.

As directed in the 2040 Comprehensive Plan, updates are being proposed relative to the scale of development. During the analysis it was determined that the appropriate measure for scale is building

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height. As can be seen in the table below, a few adjustments are recommended to reflect the scale differences expressed in the 2040 Comprehensive Plan. Where the building height recommendation was lowered, the Planning Commission will be considering a provision that allows for a conditional use permit for a taller structure. In the MU-4 District the change is recommended to allow both residential and non-residential buildings to have the same height standards.

| District | Scale Based on 2040 Comp Plan Land Use Categories | Current Zoning Building Height Maximum (feet) | Recommended Building Height Maximum (feet) |
|----------|---|---|--|
| MU-1 | Small to medium | 35' | 35' |
| MU-2A | Medium | 35' | 35' |
| MU-2B | Medium | 65' | 55' CUP for up to 65' |
| MU-3 | Medium | 40' | 45' |
| MU-4 | Large | Non-residential - 65' Residential - 100' | 65' CUP for up to 100' |
| E-1 | Small to medium | 60' | 60' |
| E-2 | Medium to large | 60' | 60' |
| I | Medium to large | 60' | 60' |

4. Update maximum improvement area/impervious surface coverages.

In addition to scale, the 2040 Comprehensive Plan differentiates between land use categories by development intensity. In Roseville's zoning districts, development intensity is generally reflected by the percent of the site that is covered by improvements (structures and paved surfaces) and, relatedly, how much of the site is covered by impervious surface.

| District | Intensity Based on 2040 Comp Plan Land Use Categories | Current Zoning Improvement Area/ Impervious Surfaces Maximum | Recommended Improvement Area/ Impervious Surfaces Maximum |
|----------|---|--|---|
| MU-1 | Low | 85% | 75% |
| MU-2A | Medium | 85% | 75% |
| MU-2B | Medium | 85% | 75% |
| MU-3 | High | 85% | 85% |
| MU-4 | High | 85% | 85% |
| E-1 | Low to medium | 85% | 75% |
| E-2 | Medium to high | 85% | 85% |
| I | Medium to high | 85% | 85% |

5. Revise the purpose statements in the MU-2, MU-3 and MU-4 Zoning Districts to reflect 2040 Comprehensive Plan direction about mixed use.

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The 2040 Comprehensive Plan recommends that encourage development in an overall mixed use area to be at least 10% residential. This goal has been incorporated into each of the district purpose statements using the following sentence.

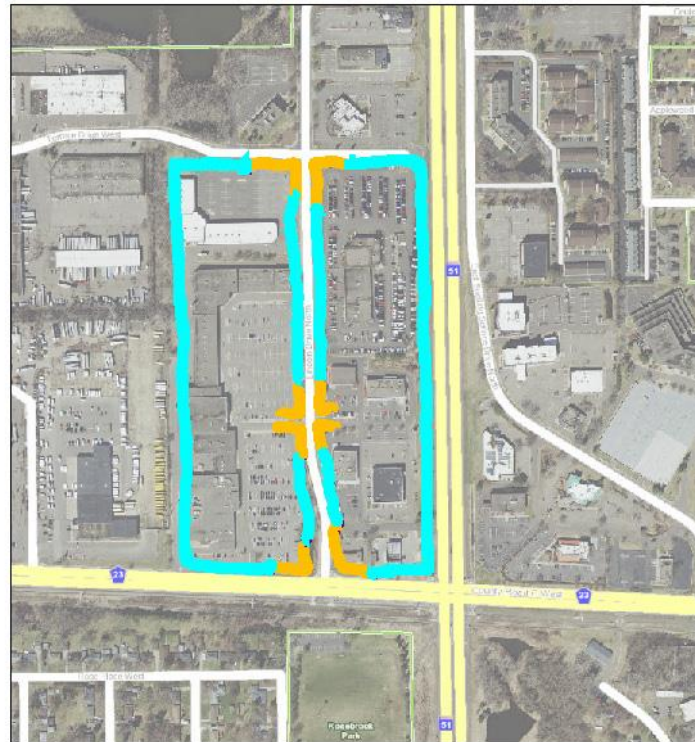
The Comprehensive Plan's goal is for [insert zoning district name] to incorporate residential land uses accounting for at least 10% of the overall mixed-use area.

6. Incorporate new MU-2 regulating plans for properties that are being rezoned to the MU-2 district.

The 2040 Comprehensive Plan recommends that three areas of the City be rezoned to MU-2. The MU-2 District includes regulating plans that identify the types of frontage that are on each property. Regulations are then established based on frontage type, including build-to-area, lot coverage, building height and elements, and façade treatment.

Proposed regulating plan for the eastern portion of Twin Lakes area

Draft Regulating Plan Map



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0 200 400 800 ft
0 60 120 240 m

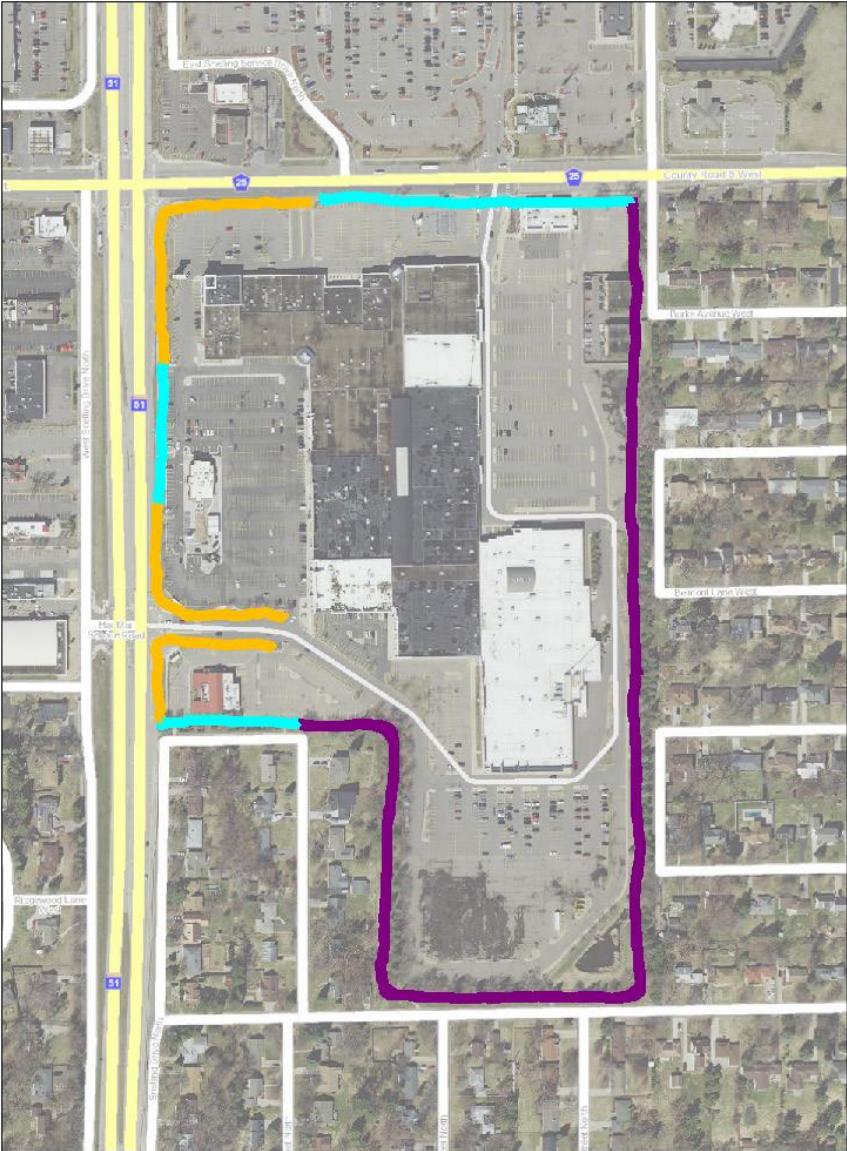
- Urban Frontage 
- Flexible Frontage 
- Greenway Frontage 

Ramsey County
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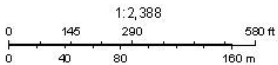
cProposed regulating plan for HarMar Mall site

Draft Regulating Plan Map



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- Urban Frontage 
- Flexible Frontage 
- Greenway Frontage 



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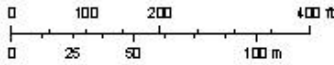
Proposed regulating plan for Hamline Shopping Center site


Draft Regulating Plan Map



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- Urban Frontage 
- Flexible Frontage 
- Greenway Frontage 

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