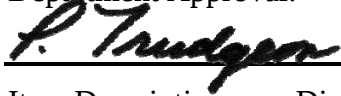


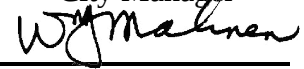
ROSEVILLE
REQUEST FOR CITY COUNCIL ACTION

DATE: 12/03/2012
ITEM NO: 13.c

Department Approval:



City Manager



Item Description: Discuss Proposed Zoning Ordinance Text Amendments (PROJ-0017)

BACKGROUND

The substantial update to Roseville's Zoning Ordinance was approved by the City Council on December 13, 2010 and became effective on December 21, 2010. As the conclusion of this update process drew near, Planning Division staff noted that more amendments to the Zoning Code would be forthcoming, both to update chapters which were not rewritten during the recent effort and to correct and amend parts of the new ordinances as staff became more familiar with the new Zoning Code on a day-to-day basis.

Over the past two years the Planning Division has sought and received approval of six various amendments to the Code, which range from the more textual variety that was approved as a part of Amendment 1 in February of 2011, to the complete rewrite of Chapter 1010, Sign Regulations in June of this year.

Recently the City Council has asked for an update of the types and progress regarding future Ordinance and/or Zoning Ordinance amendments. In order to provide these details, the Planning Division has broken down the future amendments into broad categories and has provided some context to what is being sought. The Planning Division's goal is to bring these amendments through the review and approval process within the next 18 months.

It should be noted that the majority of the proposed amendments are to correct or clarify areas of the Zoning Ordinance that have presented the Planning Division with challenges. However, there are some policy amendments on the list under "process" that will require broader thought and discussion by staff and the City Council.

"Design/ Performance Standards"

There are a number of design standard like items that the Planning Division desires to clarify.

- The zoning code has a blanket prohibition of corrugated metal as a siding material, which is a carry-over from previous versions of the code. Planning Division staff believes the prohibition is meant to exclude typical pole-barn type buildings with just a thin metal skin, but there is not any language that allows for heavier architectural metal siding materials that may also feature ribs that bear resemblance to pole-barn siding.

- 33 ▪ The zoning code should do a better job specifying that prefabricated, exterior,
34 “tip-up” wall panels used in commercial construction may pre-colored (e.g.,
35 dyed or stained during fabrication) but not painted because failing paint is
36 unsightly and requires more maintenance than dyed or stained surfaces.
- 37 ▪ Residential accessory building requirements: Previous versions of the zoning
38 code limited the height of detached garages to the height of the house to
39 preserve the visual cues that the house is the principal use on a residential
40 property, but such a limitation has been inadvertently omitted from the current
41 zoning code. The Planning Commission has also recommended a slight
42 change to simplify the design requirements for detached accessory structures.
- 43 ▪ The zoning code allows commercial properties of all descriptions to have
44 accessory buildings, but specific setbacks and design standards have yet to be
45 included and need to be created.
- 46 ▪ The zoning code exempts church steeples, water towers, flag poles, and many
47 other tall structures from the maximum height limit in a given district, and
48 Planning Division staff proposes to add industrial silos to the list of
49 exemptions and will look further into other potential exemptions.
- 50 ▪ Regulations in Employment Districts require garage doors and loading docks
51 to be located to the sides and rear of buildings, but service bays (which also
52 feature overhead doors) are not mentioned even though they should be treated
53 the same.
- 54 ▪ Consider changes to trash/recyclable and drive-thru locations; currently
55 trash/recyclables are allowed in front yards with screening, and a drive-
56 through is not.
- 57 ▪ Tree preservation ordinance changes – excluding two “junk” tree species from
58 preservation requirements and creating more flexible protective fencing
59 requirements.
- 60 ▪ Add a section to allow for small wind power-generating turbines, similar to
61 solar energy systems.
- 62 ▪ Residential storm water permits (ReSWP) are a new tool for accounting for
63 excess impervious coverage on residential parcels while ensuring that storm
64 water problems are avoided, but the present requirements fail to specify that a
65 ReSWP is intended to be a tool available for older homes on small parcels to
66 be modernized but that may not be used to facilitate excess impervious
67 coverage on newer properties.

68 **“Use”**

69 The Planning Division has identified a number of “use” type amendments. Some
70 of these are full Code sections like the sexual oriented business (S.O.B.) chapter,
71 while others include minor clarifications.

- 72 ▪ The Sexually Oriented Uses ordinance is likely in need of an update to
73 account for modern uses and regulations.

- 74 ▪ Allow technical/labs/R&D facilities among the office-type uses permitted in
75 RB and CMU districts
- 76 ▪ Outdoor storage is treated by the Zoning Ordinance as though its effects are
77 similar even though the impacts of aggregate piles, construction equipment,
78 fleet vehicles, or pallets of finished goods may all be different from one
79 another. Planning Division staff would propose to regulate those different
80 kinds of outdoor storage differently to recognize their different characteristics
81 and impacts. Also, outdoor storage of any kind is limited to industrial
82 districts, but perhaps it's worth considering allowing some of the more benign
83 kinds of outdoor storage in other business/commercial districts as well.
- 84 ▪ The current repair services that are allowed in the Industrial District are
85 limited to vehicles not larger than ¾-ton. This is an accident of the definition
86 of the use, and the code should be amended as necessary to allow for the
87 repair of semi tractors and other large vehicles.
- 88 ▪ Clarify that stand-alone restaurants are allowed in the CMU District.
89 Conflicting language currently appears to prohibit stand-alone restaurants.
- 90 ▪ Limited Distribution and Warehousing definition and allowance within RB,
91 O/BP, and I.
- 92 ▪ Limited Production and Processing allowance in RB.
- 93 ▪ New/revised Telecommunication tower/antenna and equipment regulations.

94 **“Process”**

95 Since the new Zoning Ordinance established and changed a few processing items,
96 the Planning Division has identified a few more that should be considered The
97 Planning Division has also identified four non-zoning code items to be considered
98 as well.

- 99 ▪ Clarify that the Planning Commission and Staff may initiate zoning code
100 amendments as allowed by State Statutes
- 101 ▪ New and/or amended Subdivision ordinance
- 102 ▪ New and/or amended Shoreland Wetland and Storm Water Management
103 ordinance
- 104 ▪ Regulating plans for remaining areas within the CMU District
- 105 ▪ Consideration of vacation of easements by PWET
- 106 ▪ Open house standards in PC commission standards
- 107 ▪ Implementation of Twin Lakes visioning process
- 108 ▪ Notification distance for land use requests

110 **“Typographical Errors”**

111 Within the Zoning ordinance the Planning Division has located a number of typos
112 and mistakes in syntax and punctuation throughout the document that should be
113 corrected.

114 **SUGGESTED CITY COUNCIL ACTION**

115 Provide the Planning Division with consensus direction on how to proceed with
116 the proposed list of Code amendments. Additionally, if there are items that the
117 City Council believes should be considered and brought forward through the
118 process, the Council should pass a motion (s) to direct staff to add them to the list.

119 **Prepared by: City Planner Thomas Paschke (651-792-7072)**