

ORDINANCE NO. 1591

AN ORDINANCE AMENDING TITLE 10, ZONING, AND TITLE 11, SUBDIVISIONS, OF THE ROSEVILLE CITY CODE PERTAINING TO THROUGH LOTS

The City Council of the City of Roseville does ordain:

Section 1. Zoning Definitions Amended. After Planning Commission and City Council consideration of Amendment 1 of Project File 0042, the Roseville City Code, Title 10 (Zoning), Chapter 1004 is hereby amended to update the definition of through lots.

1001.10: Definitions

Lot, Through: A lot ~~having a pair of opposite lot lines along, and access to, 2 more or less parallel public streets, and which is not a corner lot. On a through lot, both street lines shall be deemed front lot lines.~~ that is either:

- a. An interior lot with front and rear lot lines abutting, and having physical and governmental approval of vehicular access to, two more-or-less parallel streets; or
- b. A corner lot, surrounded by streets on at least three sides, and having physical and governmental approval of vehicular access to at least two of those streets that are more-or-less parallel.

Section 2. Required Improvements Amended. After City Council consideration of Amendment 1 of Project File 0042, the Roseville City Code, Title 11 (Subdivisions), Chapter 1102 is hereby amended to regulate the location of new streets behind existing residential parcels.

1102.04: REQUIRED IMPROVEMENTS

6. Roadways Near Existing Parcels: Where the periphery boundary of a proposed plat abuts rear lot lines, or side lot lines, or both, of existing single-family lots, any new street within the plat shall be located a distance from said rear or side lot lines not less than the minimum depth required for a conforming lot in an LDR-1 district.

Section 3. Subdivision Regulations of Through Lots Amended. After Planning Commission and City Council consideration of Amendment 1 of Project File 0042, the Roseville City Code, Title 11 (Subdivisions), Chapter 1103 is hereby amended to regulate the creation of through lots.

1103.05 LOT STANDARDS:

A. Additional Standards for Lots for Single-Family Detached Residences:

4. Through Lots:
 - a. Through lots, as defined in Title 10, Zoning, shall be prohibited, including the creation of such lots out of existing adjacent lots by the location of streets on the platted property.
 - b. Notwithstanding this prohibition, the creation of through lots within the land being platted may be considered where one or both of the following circumstances are present:

- i. Topographic or other conditions render subdividing otherwise unreasonable.
 - ii. The proposed new street would be substantially in alignment with the existing street network.
- a.c. ~~Where~~ Because through lots ~~abut rights of way have access to streets~~ at the front and back, vehicular ~~and pedestrian~~ access to ~~the such~~ lots shall be gained from the roadway of lower functional classification or as otherwise approved by the City Engineer.

Section 4. Effective Date. This ordinance amendment to the City Code shall take effect upon the passage and publication of this ordinance.

Passed this 12th day of October 2020.