



REQUEST FOR CITY COUNCIL DISCUSSION

DATE: 7/26/2010

ITEM NO: 13.b

Department Approval

City Manager Approval

Item Description: Discussion regarding the adoption of a new **ZONING TEXT AMENDMENT**; Adopting new regulations for Title 10, Zoning Regulations, pertaining to the **RESIDENTIAL DISTRICTS (PROJ0017)**.

1 **1.0 REQUESTED ACTION**

2 The Roseville Planning Division is seeking the approval of new Residential District
3 standards or the text portion of Title 10, Zoning Regulations of the City Code.

4 **2.0 PROGRESS REVIEW**

5 2.1 The Planning Division and Consultant (The Cuningham Group) began work on necessary
6 modifications to the residential and commercial districts in late January. These changes
7 are based on the goals and policies identified in the Roseville 2030 Comprehensive Plan
8 and on the need to update/clarify specific uses, dimensional requirements, and language
9 within the new code.

10 2.2 ON February 4, 2010 the City held the first Community Open House which was the
11 introduction into the update process, identifying why the zoning ordinance need to be
12 updated, goals of the update or rewrite process, and provided the tentative schedule.

13 2.3 On March 25, 2010 the City held the second Community Open House and introduced the
14 residential district draft requirements. The Open House was attended by a dozen
15 interested persons. Staff and the Consultant presented information about the draft
16 residential and commercial codes and answered questions.

17 2.4 On April 7, 2010, the City Planner discussed further with the Planning Commission any
18 additional questions, comments and/or changes to the draft commercial/mixed use district
19 regulations and indicated that the public hearing would be the next step in the process.

20 **3.0 NEW VERSUS OLD CODE**

21 3.1 Beginning with Imagine Roseville 2025 and continuing through Roseville's 2030
22 Comprehensive Plan, the City has established a number of vision statements, policies,
23 and goals that will take a new kind of zoning ordinance to achieve. The philosophy has
24 been to create a code that is more focused on the physical form of uses and their
25 relationships with the surrounding area. This emphasis will promote innovative practices,
26 support more flexible standards, and streamline current processes with performance
27 standards (to replace processes such as certain conditional uses, variances, and planned
28 unit developments).

29 3.2 Zoning districts have been created with names that are similar to their counterpart land
30 use categories found in the Comprehensive Plan.

31 3.3 Simple sketches and photos will be used throughout the document to illustrate specific
32 requirements, and the formatting and general organization will be a big improvement
33 over the current document.

34 **4.0 RESIDENTIAL DISTRICT DIFFERENCES**

35 4.1 All of the residential districts take their names directly from their land use designations.
36 However, there are two low density residential zoning districts (LDR-1 and LDR-2) in
37 order to address the density range of 1.5 to 8 units per acre allowed under the Low
38 Density Residential land use category.

39 4.2 Specific residential districts regulation modifications include:

- 40 a. Reduced minimum lot size in order to achieve 93% lot size compliance. Reduced
41 size is equal to a minimum width of 75 feet and a minimum area of 9,500 sq. ft.
- 42 b. Accessory structure number and overall size have been refined. The proposal
43 limits LDR-1 and LDR-2 districts to a maximum of two “accessory structures”
44 and a maximum total allowance of 1,008 sq. ft. The definition of accessory
45 structure will include a garden shed to eliminate confusion over type and number.
- 46 c. Proposed design standards for single-family residences to limit the amount of
47 space garage doors may occupy on the street frontage; this has the effect of
48 reducing the visual prominence of garages on residences and enhancing the
49 pedestrian environment.
- 50 d. The proposal establishes specific design standards for multiple family dwellings
51 that promote architecturally interesting buildings.
- 52 e. Modification of certain dimensional standards such as reduction in certain setback
53 areas; establishing height in feet, not number of stories; clarifying buildable area
54 and impervious coverage.

55 **5.0 PLANNING COMMISSION ACTION**

56 5.1 At the duly noticed public hearing, the City Planner presented the draft Residential
57 Districts requirements and reviewed questions submitted in advance of the meeting by
58 Commissioner Wozniak and those suggested modifications of the City Attorney.

59 5.2 The specific questions of Commissioner Wozniak included: clarifying (making uniform)
60 shed, accessory building, accessory structure, and other similar terms; defining hard
61 surface driveway; suggested adding statement in paragraph of 1004.02 “those that
62 constitute 50% of more of existing/current building areas” in all medium and high
63 density districts; and clarify/modify use chart statement regarding permitted, conditional
64 and those uses requiring specific standards.

65 5.3 The Commission Chair invited any citizens in the audience to come forward and address
66 the Commission. There were seven citizens that had specific questions/comments for the
67 Commission and/or the Planning Staff.

- 68 5.4 Charles Disney stated he was opposed to the pending lot split in his neighborhood,
69 sought to preserve property value, trees, green space, wildlife, and expressed concern
70 over increased density. The comments made by Mr. Disney generally were in opposition
71 to the proposed reduction in single family lot size from 11,000 to 9,500 for his
72 neighborhood and for the creation of a new large lot zoning district to protect his and his
73 neighbor's property.
- 74 5.5 Tam McGehee addressed the Commission to support Mr. Disney and a need to maintain
75 large lots in Roseville. She also questioned the need to amend the current zoning
76 ordinance, disagreed with Planning Staff's response (part of staff report) and provided
77 her perception of the Metropolitan Council's mandate and Roseville's current adherence
78 to affordable housing. Ms. McGehee alleged the postcard was a gross misrepresentation
79 of the facts and that there was nothing in the current residence districts code that was
80 inconsistent with the updated Comprehensive Plan. She added that the current draft was
81 missing consideration and consistency for neighborhood harmony and consistency that
82 was evident in the existing code. Ms. McGehee questioned where the green space and
83 environmental protection would come from and opined that this proposed zoning was
84 totally unnecessary and not required by the Comprehensive Plan, nor did it fulfill
85 Roseville's goal for diverse housing and stated that the City was in good shape with the
86 Code requiring only minor tweaking and only those areas outdated or needing unification
87 needed to be addressed.
- 88 5.6 Joe Dietz reviewed the history of his neighborhood (Marion Road) and indicated that the
89 City was doing a disservice by allowing the minor subdivision at 2218 Highway 36 and
90 removing trees and creating more noise for the neighborhood.
- 91 5.7 Kim Melby questioned whether her neighborhood could be zoned to a single family large
92 lot district. Chair Doherty indicated that the residents could seek such a change from the
93 City Council, but that the Commission was not in a position to create such a district at
94 this time. The City Planner indicated that the same issue came up a few years ago during
95 the Lot Split Study process and that at that time there was not support for such a new
96 residential designation. The City Planner provided clarification on the decision to reduce
97 the current lot size and the potential impact it would have throughout Roseville. Ms
98 Melby added her concern that there appeared to be no protection for homeowner's in her
99 neighborhood (Marion Road).
- 100 5.8 Ruth Blumster addressed the Commission and City Planner regarding the uncertainty
101 regarding the number of lots that could be created in her neighborhood (Marion Road).
102 The City Planner indicated that the change from a minimum standard of 85 feet of lot
103 width and 11,000 sq. ft. to the proposed 75 foot width and 9,500 sq. ft. would effect very
104 few lots in Roseville (70 new lots potentially could be created from current to proposed
105 dimensions). Ms. Blumster stated she desired that her neighborhood's low density,
106 characteristics, and enhances wooded areas/wildlife be protected.
- 107 5.9 Tam McGehee addressed the Commission regarding the Mertex property along Walnut
108 Street and south of Terminal Road (adjacent to Gross Golf Course) stating the City
109 should consider changing the land use designation and zoning of the property to
110 residential or mixed use.

- 111 5.10 Chris Blumster advised the Commission that he and his concerned neighbors had been
112 directed for follow-up to the Planning Commission from their appearance at a previous
113 City Council meeting so seek zoning changes for a Large Lot Neighborhood. While
114 recognizing the of zoning throughout the City, Mr. Blumster opined that he and his
115 neighbors felt trapped in their concerns, with no one listening to attempts to preserve
116 runoff, green space, and the integrity of their neighborhood.
- 117 5.11 The Commission discussed with the Planning Staff the potential confusion over
118 lot/impervious coverage and improved area for residential districts. Associate Planner
119 Lloyd provided a response to clarify the difference and offered to provide a revision to
120 further clarify.
- 121 5.12 Commission Boerigter indicated his opposition to the requirement to have attached
122 garages setback form the principle structure as currently provided in Section 1005.06 fo
123 the proposed draft. Discussion ensued on these requirements amongst Commissioners,
124 Planning Staff and the City’s Consultant. The Commission also had a similar concern
125 over the language in Section 1005.05G. The eventual decision was to remove the
126 language in both sections for further review and modification, bringing the proposed text
127 back to the Commission in August for a recommendation.
- 128 5.13 Further discussion included public perception and confusion on the 30% impervious
129 coverage requirements without significant mitigation and how to clarify or communicate
130 those requirements; expectations of property owners for their property and adjacent
131 properties and any impacts of those properties to their own parcel; staff’s rationale in
132 recommending the 50% total improved area percentage allowing greater flexibility than
133 current language and fewer administrative deviations or variances coming forward; and
134 attempts to clarify goals in the guiding documents to allow those flexibilities, with some
135 thought to be given to further clarification of that language. Additional discussion included
136 the ability to change the percentage of lot improvements from 50% in the future if deemed
137 appropriate due to recognition of any unintended consequences; understanding, defining, and
138 communicating impervious coverage at 30% versus total lot coverage by other structures or
139 amenities at a total of 50%; structure expansion without expanding its footprint; and cases
140 being heard at the Planning Commission or Variance Board indicating that the lot coverage
141 percentage was too low. After further discussion, members concurred that the 50% threshold
142 for total lot coverage was appropriate.
- 143 5.14 At the request of Member Boerigter, Mr. Paschke advised that newly created or expanded
144 standards would be part of the zoning code rewrite, with supplemental regulations all in
145 one location in the code.
- 146 5.15 Further discussion included current code and proposed code related to calculation and
147 more clarifying terminology for up to three (3) accessory structures, or a maximum of
148 864 square feet for garden shed requirements.
- 149 5.16 Commissioners were in consensus in correcting public comment related to the amount of
150 time spent to-date on this zoning code rewrite, with the Consultant having begun working
151 with staff in November of 2009, and the Planning Commission consistently hearing
152 various iterations and drafts of the code since February of 2010, following preliminary

- 153 discussions and input provided to staff and the consultant before it became more
154 formalized.
- 155 5.17 Additional discussion clarified that the code text guided, and the pictures were simply
156 illustrative; the need to provide illustrations based on existing examples within the
157 community; intent of the primary building façade to be prominent visually and
158 functionally, with Mr. Lamb opining that there were a number of examples in the City
159 that didn't overwhelm the front of the house; and staff offering to clarify language to
160 address expressed concerns while promoting that the predominant feature on the property
161 was that of the main structure, or the dwelling itself to be the primary focus.
- 162 5.18 Chair Doherty and Commissioners Wozniak, Gottfried, and Gisselquist were supportive
163 in general of including the proposed statement as indicated by Member Wozniak in
164 Section 1004.02 to Section 1005.05 Multi-Family Design Standards; and staff was
165 directed to incorporate the statement. By consensus, staff was directed to change the
166 language from "façade" to "primary building face" for more clarity. Member Gisselquist
167 suggested the same language be used for single and multi-family residential, with the
168 intent of the primary face.
- 169 5.19 The Planning Commission voted (6-0) to RECOMMEND APPROVAL of the proposed new
170 text for all Residential Districts in the City of Roseville, adopting new regulations for Title
171 10, Zoning Regulations, pertaining to all RESIDENTIAL DISTRICTS, as detailed in the
172 Request for Planning Commission Action dated July 7, 2010.
- 173 5.20 The Planning Commission voted (6-0) to RECOMMEND a FRIENDLY AMENDMENT to
174 the original motion as follows:
- 175 a. *Remove language related to attached garages, Sections 1005.05 G and 1005.06*
176 *regarding design standards for one and two-family with staff directed to provide*
177 *further modifications consistent with tonight's discussion, rewrite that section for*
178 *future consideration by the Planning Commission for re-inclusion in the*
179 *document in areas as appropriate.*
- 180 b. *G would say "Attached Garages" on the draft, but provide no descriptive*
181 *language following the heading for consideration of the remainder of the*
182 *document*

183 **6.0 SUGGESTED CITY COUNCIL ACTION**

184 The City Council should review the proposed text changes for Residential Districts and
185 ask questions of the Planning Staff. It is expected that the Residential Districts code will
186 be back in front of the City Council for adoption sometime this fall.

187 **Prepared by: City Planner Thomas Paschke (651-792-7074)**
188 Attachments: A: Proposed Draft Residential District Requirements

Chapter 1003. Residential Districts

1003.01 Statement of Purpose

The residential districts are designed to protect and enhance the residential character and livability of existing neighborhoods, and to achieve a broad and flexible range of housing choices within the community. Each residential district is designed to be consistent with the equivalent land-use category in the Comprehensive Plan: Low-Density Residential, Medium-Density Residential, and High-Density Residential. The districts are also intended to meet the relevant goals of the Comprehensive Plan regarding residential land use, housing, and neighborhoods.

1003.02 Accessory Buildings

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

[See multifamily standard under B.]

1. Number allowed: Each principal dwelling unit is allowed up to two detached accessory buildings meeting the standards in Table 1003-1.
2. Accessory Structure Performance Standards: Accessory buildings totaling 1,008 square feet may be permitted if the Zoning Administrator determines that three of the following performance standards have been met:
 - a. Matching the roof pitch to be similar to that of the principal structure;
 - b. Adding windows or architectural details to improve the appearance of rear and side walls;
 - c. Using raised panels and other architectural detailing on garage doors.
 - d. Increasing side and/or rear yard setback(s).
 - e. Installing landscaping

ADD DIAGRAM

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

| Table 1003-1 | Accessory building |
|---|--|
| Maximum combined size/area | 864 square feet; up to 1,008 square feet by meeting performance standards (See 1003.02 A.2. above) |
| Maximum height | 15 feet; 9 feet wall height |
| Maximum floor area per lot | Overall area of detached accessory buildings shall not exceed 85% of the exterior dimensional footprint of the principal structure |
| Setbacks | |
| Front yard | Not allowed ^{a b} |
| Rear yard, side yard | Allowed, meeting setbacks below |
| From side or rear lot line | 5 feet |
| From corner side lot line | Behind established building line of principal structure |
| From any other building or structure on the lot | 6 feet |

- a On lakeshore lots and through lots, accessory buildings may be located forward of the principal structure but must meet the required front yard setback in the district.
- b Where the natural grade of a lot at the building line of a house is 8 feet or more above the established street centerline, the Zoning Administrator may permit a detached garage to be erected within any yard to enable a reduction of the slope of the driveway to as little as 4%, provided that at least one-half of the wall height is below grade level.
 - C. **Color, Design, and Materials:** The exterior design and materials of an accessory building must be similar to or compatible with those of the principal structure.
 - D. **Driveway Required:** Any accessory building used for storing one or more motorized vehicles and/or trailers must be served by a hard-surfaced driveway to an adjacent public street, if any of these items are removed from the accessory building more than 2 times in a 10-day period.
 - E. **Construction Timing:** Accessory buildings must not be constructed prior to the construction of the principal structure on the same site.
 - F. **Permit Required:** Permits are required for all detached accessory buildings prior to construction. See Section ___. *[permit requirements to be listed elsewhere]*



Accessory building with pitched roof and architectural detailing

1003.03 Residence Relocations

In order to protect the character of residential neighborhoods, relocated dwellings must meet all standards of the zoning district where they will be located. Relocations of dwellings require a relocation permit.

1003.04 Existing Setbacks

If existing houses on 50% or more of the frontage of any block have a predominant front yard setback less than the minimum required in this chapter, any new construction on that block frontage may have a reduced front yard setback equal to the average front yard setback of the two adjacent houses on the same side of the street.

1003.05 Multi-Family Design Standards

The standards in this section are applicable to all structures that contain three or more units. Their intent is to encourage multi-family building design that respects its context, incorporates some of the features of one-family dwellings within the surrounding neighborhood, and imparts a sense of individuality rather than uniformity.

The following standards apply to new buildings and major expansions (those that constitute 50% or more of building floor area). Design standards apply only to the portion of the building or site that is undergoing alteration.

- A. **Orientation of Buildings to Streets:** Buildings shall be oriented so that a primary entrance faces one of the abutting streets. In the case of corner lots, a primary entrance shall face the street from which the building is addressed. Primary entrances shall be defined by scale and design.
- B. **Street-facing Façade Design:** No blank walls are permitted to face public streets, walkways, or public open space. Street-facing façades shall incorporate offsets in the form of projections and/or recesses in the façade plane at least every 40 feet of façade frontage. Wall offsets shall have a minimum depth of 2 feet. Open porches and balconies are encouraged on building fronts and may extend up to the 8 feet into the required setbacks.

In addition, at least one of the following design features shall be applied on a street-facing façade to create visual interest

- One or more dormer windows or cupolas
 - Recessed entrances
 - Covered porches or stoops
 - One or more bay windows with a minimum 12-inch projection from the façade plane
 - Eaves with a minimum six inch projection from the façade plane
 - Changes in materials, textures, or colors
- C. **Four-sided Design:** Building design shall provide consistent architectural treatment on all building walls. All sides of a building must display compatible materials, although decorative elements and materials may be concentrated



Building entrances oriented to the street; façades are articulated



Building with street-facing façade articulated by offsets, changes in materials, and window placement



All sides of building display compatible materials and consistent detailing; all sides have windows

on street-facing façades. All façades shall contain window openings.

D. **Maximum Length:** Building length parallel to the primary abutting street shall not exceed 160 feet without a visual break such as a courtyard or recessed entry.

E. **Landscaping of Yards:** Front yards must be landscaped according to Section ____.

F. **Detached Garages:** The exterior materials, design features, and roof forms of garages shall be compatible with the principal building served.

G. **Attached Garages:** [Revised text to be considered by the Planning Commission on August 4, 2010.](#)

H. **Surface Parking:** Surface parking shall not be located between a principal building front and the abutting primary street except for drive/circulation lanes and/or handicapped parking spaces. Surface parking adjacent to the primary street shall occupy a maximum of 40% of the primary street frontage and shall be landscaped according to Section ____.

I. **Service Areas and Mechanical Equipment:** Service areas, utility meters, and building mechanical equipment shall not be located on the street side of a building or on a side wall closer than 10 feet to the street side of a building.

J. **Trash and Recycling Areas:** Trash and recycling storage areas shall be enclosed. Enclosure walls shall be of a block or masonry material and designed to match the building where it is located. Trash enclosures within developments of two-story or more shall incorporate a trellis cover or a roof design to screen views from above. The enclosure should be accessible to residents and businesses, yet located away from main entries.



Tuck-under garages take access from rear of building



Attached garage doors occupy less than 50% of building front

ADD DIAGRAM



Trash-storage enclosure with masonry walls

1003.06 One- and Two-Family Design Standards

[Revised text to be considered by the Planning Commission on August 4, 2010.](#)

1003.07 Table of Residential Uses

Table 1003-2 lists all permitted and conditional uses in the residential districts.

- A. Uses marked as “P” are permitted in the districts where designated.
- B. Uses marked with a “C” are allowed as conditional uses in the districts where designated, in compliance with all applicable standards.
- C. Uses marked with a “Y” in the “Standards” column indicates that specific standards must be complied with, whether the use is permitted or conditional. Standards are included in Chapter __, Supplemental Regulations.

| Table 1003-2 | LDR-1 | LDR-2 | MDR | HDR | Standards |
|--|--------------|--------------|------------|------------|------------------|
| Residential - Family Living | | | | | |
| One-family detached dwelling | P | P | P | | |
| Two-family detached dwelling (duplex) | | P | P | | |
| Two-family attached dwelling (twinhome) | | P | P | | |
| One-family attached dwelling (townhome, rowhouse) | | C | P | P | Y |
| Multi-family, 3-8 units per building | | | P | P | Y |
| Multi-family, 8 or more units | | | C | P | Y |
| Manufactured home park | | | | C | Y |
| Accessory dwelling unit (ADU)? | C | C | P | | Y |
| Live-work unit | | | | C | Y |
| Residential - Group Living | | | | | |
| Community residential facility, state licensed, serving 1-6 persons | P | P | | | Y |
| Community residential facility, state licensed, serving 7-16 persons | | | C | C | Y |
| Nursing home, assisted living facility | | | C | C | Y |
| Utilities | | | | | |
| Essential services [<i>“as permitted by state law”</i>] | P | P | P | P | Y |
| Accessory Uses | | | | | |
| Bed and breakfast establishment | C | C | | | Y |
| Home occupation | P | P | P | P | Y |
| Day care facility, family | P | P | P | P | Y |
| Day care facility, group family | C | C | C | C | Y |
| Day care center | | | C | C | Y |
| Roomers, boarders | P | P | P | P | Y |
| Accessory Buildings and Structures [<i>meeting the yard encroachment standards</i>] | | | | | |
| Accessibility ramps and other accommodations | P | P | P | P | |
| Detached garages and off-street parking spaces | P | P | P | P | Y |
| Gazebos, arbors, patios, play equipment, treehouses, chicken coop, etc | P | P | P | P | Y |
| Renewable energy systems | P | P | P | P | Y |
| Swimming pools, hot tubs and spas | P | P | P | P | Y |
| Tennis and other recreational courts | P | P | P | P | Y |
| Garden sheds and similar buildings for storage of domestic supplies and equipment | P | P | P | P | Y |
| Communications equipment - shortwave radio and TV antennas | P | P | P | P | Y |
| Temporary Uses | | | | | |
| Temporary buildings for construction purposes | P | P | P | P | Y |
| Garage sales, boutique sales | P | P | P | P | Y |
| Personal storage containers | P | P | P | P | Y |
| Seasonal garden structures | P | P | P | P | Y |
| Private garden, community garden | P | P | P | P | Y |

1003.08 Low Density Residential - 1 (LDR-1) District

A. **Statement of Purpose:** The LDR-1 District is designed to be the lowest density residential district. The intent is to provide for a residential environment of predominantly low-density, one-family dwellings, along with related uses such as open space, public services and utilities that serve the residents in the district. The district is established to stabilize and protect the essential characteristics of existing residential areas, and to protect, maintain and enhance wooded areas, wetlands, wildlife and plant resources, and other sensitive natural resources.

B. Dimensional Standards:

| Table 1003-3 | |
|--|--|
| Minimum Lot Area | 9,500 square feet |
| Interior Lot Width | 75 feet |
| Maximum Building Height | 30 feet |
| Improved Area (Lot Coverage) ^{ab} | 50% ^c |
| Front Yard Setback | 30 feet ^{ad} |
| Side Yard Setback | |
| Interior | 5 feet |
| Corner | 10 feet |
| Reversed Corner | Equal to existing front yard of adj. lot but no greater than 30 feet |
| Rear Yard Setback | 30 feet |

reduced lot dimensions to allow for courtyard-type building arrangements

- a Improved area (lot coverage) includes buildings, paved areas, decks, patios, etc.
- b Storm water runoff shall be limited (by use of permeable paving, green roofs, cisterns, rain barrels, rain gardens, etc.) to the amount of runoff that would be generated by 30% impervious lot coverage during a 1-inch rain event over a 24-hour period.
- c Each principal dwelling unit on a duplex property shall be allowed "improved area" equal to 25% of the overall parcel area (i.e., 50% of one-half of the parcel area, corresponding to one of two principal dwelling units on the duplex property).
- d See Section 1003.04, Existing Setbacks.

1003.09 Low Density Residential - 2 (LDR-2) District

A. **Statement of Purpose:** The LDR-2 District is designed to provide an environment of one-family dwellings on small lots, two-family and townhouse dwellings, along with related uses such as open space, public services and utilities that

serve the residents in the district. The district is established to recognize existing areas with concentrations of two-family and townhouse dwellings, and for application to areas guided for redevelopment at densities up to 8 units per acre or with a greater diversity of housing types.

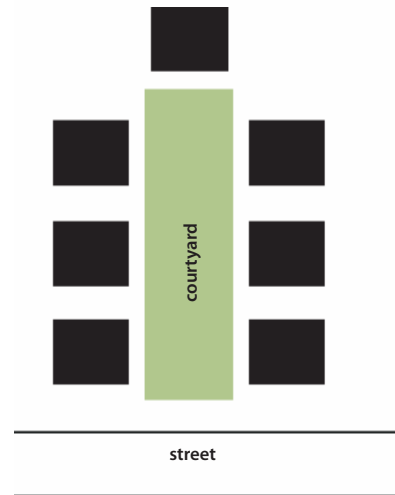
B. Dimensional Standards:

| Table 1003-4 | One-Family | Two-Family | Attached |
|---|---|----------------------|----------------------|
| Maximum Density | 8 units/net acre - averaged across development site | | |
| Minimum Lot Area (sq. feet) | 6,000 sq. ft. | 4,800/unit | 3,000/unit |
| Minimum Lot Width | 60 feet | 30 feet/unit | 24 feet/unit |
| Maximum Building Height | 30 feet | 30 feet | 35 feet |
| Improvement Area (Lot Coverage) ^{ab} | 70% ^{ac} | 70% ^{ac} | 70% ^{ac} |
| Front Yard Setback | | | |
| Street | 30 feet ^c | 30 feet ^c | 30 feet ^c |
| Interior Courtyard | 10 feet | 10 feet | 10 feet |
| Side Yard Setback | | | |
| Interior | 5 feet | 5 feet | 8 feet (end unit) |
| Corner | 10 feet | 10 feet | 15 feet |
| Reversed Corner | Equal to existing front yard of adjacent lot, but no greater than 30 feet | | |
| Rear Yard Setback | 30 feet | 30 feet | 30 feet |

- a Improved area (lot coverage) includes buildings, paved areas, decks, patios, etc.
- b Storm water runoff shall be limited (by use of permeable paving, green roofs, cisterns, rain barrels, rain gardens, etc.) to the amount of runoff that would be generated by 30% impervious lot coverage during a 1-inch rain event over a 24-hour period
- c See Section 1003.04, Existing Setbacks.

C. Design Standards: Buildings may be organized in several ways, including:

1. Arranged along the street without a common open space, as is typical for most residential lots. Open space shall be provided on individual lots.
2. Arranged around a common courtyard that faces the street (see diagram), with parking areas taking access off a shared drive to the side and rear of the buildings. The area of the courtyard shall be counted towards the overall density, toward lot coverage calculations, and as part of the lot area per unit.
3. Arranged along the street with a common open space area to the rear or side of the buildings, as is common in townhouse and multifamily developments. The open space area(s) for resident use shall be counted towards the overall density, toward lot coverage calculations, and as part of the lot area per unit.



1003.10 Medium Density Residential (MDR) District

A. **Statement of Purpose:** The MDR District is designed to provide an environment of varied housing types at an overall density of 5 to 12 units an acre, including single-family attached housing, small multi-family buildings, two-family and small-lot one-family dwellings, along with related uses such as open space, public services and utilities that serve the residents in the district. The district is intended to promote flexible development standards for new residential developments and to allow innovative development patterns, consistent with the Comprehensive Plan.

B. Dimensional Standards:

| Table 1003-5 | One-Family | Two-Family | Attached | Multifamily |
|--|---|---------------|-------------------|---------------|
| Maximum Density | 12 units/net acre - averaged across development site | | | |
| Minimum Density | 5 units/net acre - averaged across development site | | | |
| Minimum Lot Area per unit | 4,800 sq. ft. | 3,600 sq. ft. | 2,400 sq. ft. | 2,400 sq. ft. |
| Minimum Lot Width | 40 feet | 30 feet/unit | n/a | n/a |
| Maximum Building Height | 30 feet | 30 feet | 35 feet | 40 feet |
| Minimum Green Space/ Landscaped Area ^{a b} | 45% | 45% | 45% | 45% |
| Minimum Green Space/Unit ^{a b} | n/a | n/a | 320 sq. ft. | 320 sq. ft. |
| Front Yard Setback | | | | |
| Street | 30 feet | 30 feet | 30 feet | 30 feet |
| Interior Courtyard | 15 feet | 15 feet | 15 feet | 15 feet |
| Side Yard Setback | | | | |
| Interior | 5 feet | 5 feet | 8 feet (end unit) | 10 feet |
| Corner | 10 feet | 10 feet | 15 feet | 20 feet |
| Reversed Corner | Equal to existing front yard of adjacent lot, but no greater than 30 feet | | | |
| Periphery Setback | 30 feet | 30 feet | 30 feet | 30 feet |

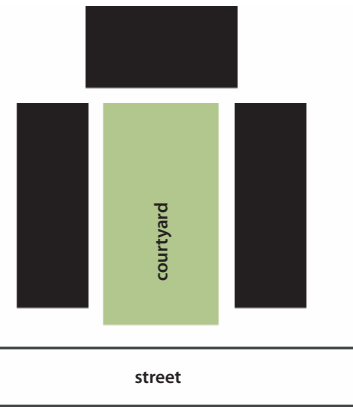
a The minimum requirement is the greater of the two standards.

1003.11 Calculated over the entire development area/ parcel.

A. **Design Standards:** Buildings may be organized in several ways:

1. Arranged along the street without a common open space, as is typical for most residential lots. Open space shall be provided on individual lots.
2. Arranged around a common courtyard that faces the street, with parking areas taking access off a shared drive to the side and rear of the buildings (see diagram). The area of the courtyard shall be counted towards the overall density, toward lot coverage calculations, and as part of the lot area per unit.

3. Arranged along the street with a common open space area to the rear or side of the buildings, as is common in townhouse and multifamily developments. The open space area(s) for resident use shall be counted towards the overall density, toward lot coverage calculations, and as part of the lot area per unit.



1003.12 High Density Residential (HDR) District

A. **Statement of Purpose:** The HDR District is designed to provide an environment of predominantly high-density housing types, including manufactured-home communities, large and small multi-family buildings and single-family attached dwellings, at an overall density exceeding 12 units per acre, along with along with related uses such as open space, public services and utilities that serve the residents in the district. The district is intended to promote flexible development standards for new residential developments and to allow innovative development patterns, consistent with the Comprehensive Plan.

B. **Dimensional Standards:**

| Table 1003.6 | Attached | Multifamily |
|--|---|--------------------|
| Maximum Density | 24 units/net acre | |
| Minimum Density | 12 units/net acre | |
| Minimum Lot Area per unit | 2,000 sq. ft. | 1,800 sq. ft. |
| Maximum Building Height | 35 feet | 65 feet |
| Minimum Green/Landscaped Area ^a | 45% | 45% |
| Minimum Green Space/Unit ^a | 320 sq. ft. | 320 sq. ft. |
| Front Yard Setback | | |
| Street | 30 feet | 30 feet |
| Interior Courtyard | 10 feet | 10 feet |
| Side Yard Setback | | |
| Interior | 8 feet (end unit) | 10 feet |
| Corner | 15 feet | 20 feet |
| Reversed Corner | Equal to existing front yard of adjacent lot, but no greater than 30 feet | |
| Rear Yard Setback | 30 feet | 30 feet |

4. 320 square feet = 16 by 20'

a The minimum requirement is the greater of the two standards.

C. **Design Standards:** Buildings may be organized in several ways:

1. Arranged along the street without a common open space. Open space shall be provided on individual lots or on privately defined spaces to the rear of attached dwellings.
2. Arranged around a common courtyard that faces the street, with parking areas taking access off a shared drive to the side and rear of the buildings. The area of the courtyard shall be counted towards the overall density, toward lot coverage

- calculations, and as part of the lot area per unit.
3. Arranged along the street with a common open space area to the rear or side of the buildings, as is common in townhouse and multifamily developments. The open space area(s) for resident use shall be counted towards the overall density, toward lot coverage calculations, and as part of the lot area per unit.

