

REQUEST FOR COUNCIL DISCUSSION

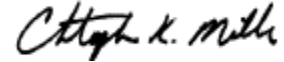
DATE: **04/26/2010**

ITEM NO: 10.a

Department Approval:



Acting City Manager Approval:



Item Description: **Presentation and discussion on the progress and proposals regarding Title 10, Zoning Regulations**

1.0 PROGRESS REPORT

1.1 Following our February 11, 2010 memo updating the City Council on the zoning ordinance rewrite process, the Planning Division and Consultant (The Cuningham Group) began work on necessary modifications to the residential and commercial districts. These changes are based on the goals and policies identified in the Roseville 2030 Comprehensive Plan and on the need to update/clarify specific uses, dimensional requirements, and language within the new code. Although these were the primary areas of focus, staff and the consultant have also been working on other areas of the zoning code rewrite including definitions, employment districts, administration, general regulations, signs, and parking,

1.2 On March 25, 2010 the second Community Open House was held, which gathering presented both the residential and commercial/mixed use district draft requirements. The Open House was attended by a dozen interested persons. Staff and the Consultant presented information about the draft residential and commercial codes and answered questions.

1.3 On April 7, 2010, the City Planner further discussed with the Planning Commission final changes to the residential districts regulations and presented the commercial/mixed use districts regulations for their consideration and comment. The City Planner also discussed the timing of the remaining sections and when the Commission might be presented drafts for review and comment, as well as a tentative schedule for public hearings.

2.0 NEW VERSUS OLD CODE

2.1 Beginning with Imagine Roseville 2025 and continuing through Roseville's 2030 Comprehensive Plan, the City has established a number of vision statements, policies and goals that direct the new zoning ordinance in a completely different direction. The philosophy has been to create a code that is more focused on the physical form of uses and its relationship with the surrounding area. This emphasis will promote innovative practices, support more flexible standards, and streamline current processes with performance standards (to replace processes such as certain conditional use and variances and planned unit developments).

31 2.2 Zoning districts have been created with names that are similar to their counterpart land
32 use category found in the Comprehensive Plan.

33 2.3 Simple sketches and photos will be used throughout the document to illustrate specific
34 requirements and the formatting and general organization is much different than the
35 current document.

36 **3.0 RESIDENTIAL DISTRICT DIFFERENCES**

37 3.1 All of the residential districts take their names directly from their land use designations.
38 However, there are two low density residential zoning districts (LDR-1 and LDR-2) in
39 order to address the density range allowed under the Low Density Residential land use
40 category.

41 3.2 Specific residential districts regulation modifications include:

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

57 **4.0 COMMERCIAL/MIXED-USE DISTRICT DIFFERENCES**

58 4.1 Commercial district designations also take on their Comprehensive Land Use designation
59 counterparts, which eliminates a number of existing zoning district designations as well
60 as creates a few new district designations.

61 4.2 Specific commercial/mixed-use districts regulation modifications include:

- 62 a. Design standards to minimize impacts, especially for larger buildings (i.e.
63 building placement, articulation of long facades, pedestrian orientation, four sided
64 design, and parking lot standards).
- 65 b. Simplification of use table, including the elimination of certain inappropriate or
66 confusing uses, as well as a generalizing of retail and service uses.
- 67 c. Clarification and update of dimensional standards regarding height, floor area
68 ratios, and building coverage versus impervious coverage.

69 **d.** Mixed Use District (encompassing the Twin Lakes Redevelopment Area)
70 includes both general and specific design/performance standards, and requires a
71 regulating map that addresses the type and general placement of structures at
72 specific locations.

73 **5.0 ZONING CODE AND MAP APPROVAL PROCESS**

74 The Planning Division will be holding three public hearings regarding the zoning
75 ordinance update at the June 2, 2010 Planning Commission meeting. They include the
76 Zoning Map, the Residential Districts regulations and the Commercial/Mixed Use
77 District regulations. All property owners within the City will be notified of the June
78 public hearing specific to their change in zoning designation. The Planning Staff will
79 bring the new Official Zoning Map forward for adoption in June, with the expectation
80 that it would not take effect (i.e., would not replace the existing zoning map) until the
81 updated zoning ordinance is adopted.

82 **6.0 SUGGESTED CITY COUNCIL ACTION**

83 Since the City Council will be considering specific sections of the draft ordinance at
84 future meetings, no action is required this evening. However, the Planning Staff would
85 welcome any input from Council Members about the Zoning Code update.

86 **Prepared by: City Planner Thomas Paschke (651-792-7074)**

87 Attachments: A: Updated Zoning Districts

PROPOSED NEW ZONING DISTRICTS

Potential New Residential Districts

- **LDR – Low-Density Residential – 1**
 - Combine R-1, SFROD; make majority of lots conforming
- **LDR – Low-Density Residential – 2**
 - Current R-2; also usable as a redevelopment tool – include small-lot single-family, “cottage courts” and townhomes
 - ❖ It should be noted that the Comprehensive Plan states that low density areas can have 8 units per acre for two-family homes. Planning staff feels it is best to have two separate low density districts.
- **MDR – Medium-Density Residential**
 - Combines R-3, R-3A, R-4, R-5, R-6
 - Density from 8 to 12 units/acre; encourage mix of housing types
- **HRD – High-Density Residential**
 - Simplification of R-7; multi-family and townhomes

Potential New Mixed-Use & Commercial Districts

- **NB – Neighborhood Business**
 - Similar to B-1, B-1A; office, small retail and service, upper-story residential uses
- **CB – Community Business**
 - Combines B-2, B-3, B-4; medium-scale retail and service uses
- **RB – Regional Business**
 - Similar to SC; mall and large shopping centers
- **CMU – Community Mixed Use**
 - New district with some similarities to B-6, B-4
 - Medium/high density residential, office, community business, lodging, institutional, parks and open space

Design standards; pedestrian orientation

Potential Nonresidential & Special Districts

- **Business or Office Park**
 - Similar to B-6; Office, office-warehouse-showroom, R & D, supportive retail, services, lodging
 - Design standards; pedestrian orientation, open space / landscape design
- **I – Industrial**
 - Combines I-1, I-2, I-2A; improve landscaping standards
- **IN – Institutional**
 - New district: campuses, large parks, schools, religious institutions
- **Parks and Open Space (existing district)**
- **Shoreland and Wetlands Regulations**
 - Explore new shoreland standards