

Commissioners:

Julie Kimble
Michelle Kruzel
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Karen
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Erik Bjorum
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**Special Planning Commission Meeting
Agenda**

Thursday, June 10, 2021
7:00pm

Address:
2660 Civic Center Dr.
Roseville, MN 55113

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651-792-7080

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www.cityofroseville.com/pc

Following guidance from state health officials, Planning Commission Members will participate in upcoming meetings electronically pursuant to Minn. Stat. § 13D.021.

Members of the public who wish speak during public comment or an agenda item during this meeting can do so virtually by registering at www.cityofroseville.com/attendmeeting

1. Call To Order
2. Roll Call
3. Approval Of Agenda
4. Communications And Recognitions
 - 4.A. From The Public:
Public comment pertaining to general land use issues not on this agenda.
 - 4.B. From The Commission Or Staff:
Information about assorted business not already on this agenda.
5. Other Business
 - 5.A. Review And Provide Feedback On Zoning Code Update

Documents:

[5A REPORT AND ATTACHMENTS.PDF](#)
[5A BENCH HANDOUT.PDF](#)
[HKGI PRESENTATION.PDF](#)

6. Adjourn



REQUEST FOR PLANNING COMMISSION ACTION

Date: 06-10-2021
Item No.: 5A

Department Approval

Agenda Section

Janice Gundlach

Other Business

Item Description: Review and provide feedback on Zoning Code Update materials prepared by HKGi

1 **BACKGROUND**

2 The Planning Commission has been working with the City’s planning consultant, HKGi, since January
3 regarding required and optional updates to the City’s Zoning Code. The required updates aim to ensure
4 compliance and consistency with the City’s 2040 Comprehensive Plan. The optional updates aim to
5 address a variety of issues that have been identified by staff and the City Council, technical revisions,
6 and items that could create a more equitable, inclusive, resilient, and sustainable built environment.
7 The required updates are scheduled to occur first, with the optional updates scheduled later in 2021.
8 While required and optional updates are on a different timeline, the community engagement that has
9 occurred thus far in the process covered all topics.

10 Like previous Planning Commission packets, HKGi has provided a packet of information for the
11 Planning Commission’s review and feedback (see Attachment A). The task for the Planning
12 Commission, during this discussion, is to review the proposed text amendment language and provide
13 feedback. None of these changes consist of new ideas, rather, the text amendment language is the
14 proposed codification of previous materials presented and discussed by the Commission.

15 No formal action is required at this time. HKGi is looking to engage in a discussion and receive
16 feedback before formal consideration and adoption at a future meeting where a public hearing would
17 be scheduled.

18 Lastly, staff would remind the Commission of the Scope of Work that was provided in January and
19 shared with the Commission again last month. This Scope of Work includes a timeline and budget.
20 Some of the feedback received has gone beyond this Scope of Work and won’t be able to be addressed
21 as part of this project. However, staff would still advise the Commission to mention these out-of-
22 scope issues as they arise because staff intends to compile a list that can be revisited at a later date.

23 **STAFF RECOMMENDATION**

24 Receive presentation from HKGi and engage in a discussion, and offer feedback, in regards to the
25 content attached to this RPCA.

Prepared by: Janice Gundlach, Community Development Director

Attachments: A. Materials from HKGi



MEMORANDUM

TO: Roseville Planning Commission
FROM: Jeff Miller and Rita Trapp, HKGi
DATE: June 4, 2021
SUBJECT: Draft Required Zoning Code Text Amendments

Overview of Meeting

At the June 10th meeting, the draft Phase 1 text amendments to the Zoning Code will be reviewed with the Planning Commission to facilitate any questions, concerns, and additional input. The Phase 1 amendments are intended to be the updates required to bring the Zoning Code into consistency with the 2040 Comprehensive Plan, which was adopted in 2020.

Attached is the Chapters of the Zoning Code that are proposed to be amended as part of Phase 1 of the Zoning Code Update Project:

- Chapter 1004 Residential Districts
- Chapter 1005 Mixed Use Districts
- Chapter 1006 Employment Districts
- Chapter 1009 Overlay Districts (new chapter)
- Chapter 1010 Procedures (dwelling definitions only)

Summary of Key Amendments Proposed

Chapter 1004 Residential Districts

1. Renaming and consolidation of districts.
2. Building Arrangement standards proposed to be applicable in the LDR district in order to allow the courtyard cottage housing type. Since these standards will now be applicable to all residential districts, it is proposed to add as a new section rather than repeat it in each of the districts.
3. Table 1004-2 uses updated.
4. LDR Purpose Statement and Dimensional Standards Table updated.
5. LMDR Purpose Statement and Dimensional Standards Table updated.
6. MDR Dimensional Standards Table updated.
7. HDR Dimensional Standards Table updated, including the addition of an Upper Floors Stepback requirement help buffer taller multi-family buildings from existing low density residential.

Chapter 1005 Mixed Use Districts

1. Renaming and consolidation of districts.
2. Tables 1005-1 (Business Districts Uses) and 1005-5 (CMU Districts Uses) consolidated into a single table.

3. Table 1005-1 uses updated.
4. MU-1 density and improvement area standards updated.
5. MU-2 purpose statement, regulatory plan maps updated.
6. MU-3 purpose statement, building height and density standards updated.
7. MU-4 purpose statement, building height and density standards updated.

Chapter 1006 Employment Districts

1. Renaming of employment districts.
2. Purpose statement and improvement area standards updated.

Chapter 1009 Overlay Districts

1. New chapter added to accommodate the new Bus Rapid Transit (BRT) Overlay District.
2. Proposed new BRT Overlay District is focused on requirement for a minimum residential density and provision of enhanced pedestrian and bicycle facilities as part of new development.

Chapter 1010 Procedures

1. The various dwelling definitions updated to clarify existing and new housing types.

We are looking forward to discussing the recommended updates, answering your questions, and receiving your input at Thursday's meeting. Thanks!

CHAPTER 1004 RESIDENTIAL DISTRICTS

SECTION:

- 1004.01: Statement of Purpose
- 1004.02: Accessory Buildings
- 1004.03: Residence Relocations
- 1004.04: Existing Setbacks
- 1004.05: Building Arrangement
- 1004.~~05~~06: One- and Two-Family Design Standards
- 1004.~~06~~07: Multi-Family Design Standards
- 1004.~~07~~08: Table of Allowed Uses
- 1004.~~08~~09: Low Density Residential ~~(One-Family) - 1 (LDR-1) (LDR)~~ District
- 1004.~~09~~10: Low to Medium Density Residential ~~- 2 (LDR-2) (LMDR)~~ District
- 1004.~~10~~11: Medium Density Residential (MDR) District
- 1004.~~11~~12: High Density Residential (HDR) Districts ~~(HDR-1 and HDR-2)~~

1004.01: 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.

1004.02: ACCESSORY BUILDINGS

- A. One- and Two-Family Dwellings: The following standards apply to accessory buildings that serve one- and two-family dwellings.
 - 1. Number Allowed: Each principal dwelling unit is allowed up to two detached accessory buildings for storage meeting the standards in Table 1004-1.
 - 2. Accessory Building Performance Standards: Accessory buildings for storage totaling 1,008 square feet may be permitted if the Community Development Department 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); or
- e. Installing landscaping to mask or soften the larger building.

Table 1004-1	Accessory building
Maximum combined storage size/area	864 square feet; up to 1,008 square feet by meeting performance standards in Section 1004.02A.2. In any case, combined area of accessory buildings shall not exceed 85% of the footprint of the principal
Maximum height	15 feet; 9 feet wall height ^a
Minimum front yard building setback	30 feet ^b
Minimum rear yard building setback	5 feet
Minimum side yard building setback	
Interior	5 feet
Corner	10 feet ^d
Reverse corner	Behind established building line of principal structure
Minimum setback from any other building or structure on the lot	5 feet

a. Notwithstanding the allowed maximum height, the height of an accessory building shall not exceed the height of the principal structure.

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 Community Development Department may permit a detached garage to be erected within any required yard to enable a reduction of the slope of the driveway to as little as 10%, provided that at least one-half of the wall height is below grade level.

c. Accessory buildings containing an Accessory Dwelling Unit shall have the same rear yard setback as required in Table 1004-3 for principal buildings.

d. The corner side yard setback requirement applies where a parcel is adjacent to a side street or right-of-way. The required setback from an unimproved right-of-way may be reduced to the required interior side yard setback by the Community Development Department upon the determination by the public Works Director that the right-of-way is likely to remain undeveloped. (Ord. 1418, 10-10-2011) (Ord. 1450, 08-12-2013) (1487, 11/20/2015) (Ord. 1530, 7-10-2017)

- B. **Attached and Multi-family Buildings:** Attached and multi-family buildings are allowed one storage or maintenance structure and one garden shed per complex, plus detached garage structures as needed. Accessory buildings and sheds shall be located in rear or side yards behind the front building line of the principal structure. Accessory buildings and sheds shall be set back a minimum of 10 feet from rear or side lot lines and from principal buildings.
- C. **Color, Design, and Materials:** The exterior design and materials of an accessory storage building greater than 120 square feet in area and/or greater than 12 feet in height shall 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 shall 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 shall 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.

1004.03: RESIDENCE RELOCATIONS

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

1004.04: 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.

1004.05: BUILDING ARRANGEMENT

A. Buildings in residential districts may be organized in several ways, including the examples in

this section:

1. Arranged along the street without a common open space. Open space is 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.
 - a. The area of the courtyard is counted towards the overall density, toward lot coverage calculations, and as part of the lot area per unit;
 - b. One-family detached dwellings arranged this way would be considered Courtyard Cottage dwellings.
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 multi-family developments. The open space area(s) for resident use is counted towards the overall density, toward lot coverage calculations, and as part of the lot area per unit.

1004.0506: ONE AND TWO-FAMILY DESIGN STANDARDS

- A. One- and Two-Family Design Standards: The standards in this section are applicable to all one- and two-family buildings, with the exception of accessory dwelling units. The intent of these standards is to create streets that are pleasant and inviting, and to promote building faces which emphasize living area as the primary function of the building or function of the residential use.
1. Garage doors shall not occupy more than 40% of the building facade (total building front); and
 2. Garage doors shall be allowed to extend forward a maximum of 5-feet from the predominant portion of the principal use, while still required to meet the 3-foot principal structure front yard setback and
 3. Homes with an attached garage that is set back 100 feet or more from the front property line are exempt from meeting the requirement in "a" above, but must meet all other requirements of Section 1004.06A05A (Ord. 1405, 2-28-2011) (Ord. 1470, 8-11-2015)
- B. Requirements Apply to All New Construction: On lots with physical constraints, such as lakefront lots, where the Community Development Department determines that compliance with these requirements is impactful, the Community Development Department may waive the requirements and instead require design enhancements to the garage doors to ensure that the purpose of the requirements is achieved. Design enhancements required for garage doors where the preceding requirements cannot be met may include such things as paint, raised panels, decorative windows, and other similar treatments to complement the residential portion of the facade.

1004.0607: 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 (i.e., expansions 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 Facade Design: No blank walls are permitted to face public streets, walkways, or public open space. Street-facing facades shall incorporate offsets in the form of projections and/or recesses in the facade plane at least every 40 feet of facade 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 8 feet into the required setbacks. In addition, at least one of the following design features shall be applied on a street-facing facade to create visual interest:
 - 1. Dormer windows or cupolas;
 - 2. Recessed entrances;
 - 3. Covered porches or stoops;
 - 4. Bay windows with a minimum 12-inch projection from the facade plane;
 - 5. Eaves with a minimum 6 inch projection from the facade plane; or
 - 6. 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 on street-facing facades. All facades 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 Chapter 1011, Property Performance Standards.
- F. Detached Garages: The exterior materials, design features, and roof forms of garages shall be compatible with the principal building served.
- G. Attached Garages: Garage design shall be set back and defer to the primary building face.

Front loaded garages (toward the front street), if provided shall be set back a minimum of 5 feet from the predominant portion of the principal use. (Ord. 1405, 2-28-2011)

- 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 Chapter 1019, Parking and Loading Areas.
- I. All exterior wall finishes on any building must be a combination of the following materials: face brick, natural or cultured stone, textured concrete block, stucco, wood, vinyl siding, fiber-reinforced cement board and prefinished metal, or similar materials approved by the Community Development Department. (Ord. 1494A, 2/22/2016)

1004.0708: TABLE OF ALLOWED USES

(Ord. 1405, 2-28-2011)

Table 1004-2 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 as “NP” are not permitted in the districts where designated.
- D. 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 for permitted uses are included in Chapter 1011, Performance Standards; standards for conditional uses are included in Chapter 1009, Procedures.

Table 1004-2	LDR-4	LMDR LDR-2	MDR	HDR-4 HDR-2	Standards
Residential - Family Living					
Dwelling, one-family detached	P	P	P	NP	
Dwelling, two-family detached (duplex)	P NP	P	P	NP	
Dwelling, two-family attached dwelling	P NP	P	P	NP	

(twinhome)					
<u>Dwellings, courtyard cottage</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>NP</u>	
Dwelling, one-family attached (townhome, rowhouse)	NP	C	P	P	
<u>Dwelling, three-family</u>	<u>NP</u>	<u>P</u>	<u>P</u>	<u>NP</u>	
<u>Dwelling, four-family</u>	<u>NP</u>	<u>P</u>	<u>P</u>	<u>NP</u>	
Dwelling, multi-family (3-8 units per building)	NP	NP	P	P	
Dwelling, multi-family (8 or more units per building)	NP	NP	C	P	
Manufactured home park	<u>C</u> <u>NP</u>	<u>C</u> <u>NP</u>	<u>C</u> <u>NP</u>	C	Y
Dwelling unit, accessory	P	<u>P</u> <u>NP</u>	NP	NP	Y
Live-work unit	NP	NP	NP	C	Y
Residential - Group Living					
Community residential facility, state licensed, serving 1-6 persons	P	P	NP	NP	Y
Community residential facility, state licensed, serving 7-16 persons	NP	NP	C	C	Y
Nursing home	NP	NP	C	C	Y
Assisted living facility	NP	NP	P	P	Y
Accessory Uses					
Bed and breakfast establishment	C	C	NP	NP	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	NP	NP	C	C	Y
Roomer, boarder	P	P	P	P	Y
Accessory Buildings and Structures					
Accessibility ramp and other accommodations	P	P	P	P	
Detached garages and off-street parking space	P	P	P	P	
Gazebo, arbor, patio, play equipment, treehouse, chicken coop, etc.	P	P	P	P	
Renewable energy system	P	P	P	P	Y
Swimming pool, hot tub, spa	P	P	P	P	Y
Tennis and other recreational courts	P	P	P	P	Y
Garden shed 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 structure, construction sites	P	P	P	P	Y
Garage and boutique sales	P	P	P	P	Y

Personal storage container	P	P	P	P	Y
Seasonal garden structure	P	P	P	P	Y
Private garden, community garden	P	P	P	P	Y
(Ord. 1418, 10-10-2011)					

1004.0809: LOW DENSITY RESIDENTIAL (LDR)(ONE-FAMILY) – (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 housing types, including one-family dwellings, accessory dwelling units, two-family dwellings, and courtyard cottages, along with related uses such as 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 1004-3	LDR-1 One-Family	Two-Family	Courtyard Cottage
Minimum density	1.5 Units/net acre - averaged across development site		
Maximum density	8 Units/net acre - averaged across development site		
Minimum lot area	9,350 Sq. Ft.	5,500 Sq. Ft./Unit	5,500 Sq. Ft./Unit
Interior	11,000 square feet		
Corner	12,500 square feet		
Minimum lot width	85 Feet	35 Feet/unit	35 Feet/unit
Interior	85 feet		
Corner	100 feet		

Minimum Rear Lot Width ^d	45 feet		
Minimum Front Yard Building Setback	30 Feet ^{a, b}		
Minimum Side Yard Building Setback			
Interior	5 Feet		
Corner	10 Feet ^c		
Reverse corner	Equal to existing front yard of adjacent lot, but not greater than 30 feet		
Minimum rear yard setback	30 Feet		
<p>a See Section 1004.04, Existing Setbacks.</p> <p>b Covered entries and porches sheltering (but not enclosing) front doors are encouraged and may extend into the required front yard to a setback of 22 feet from the front property line.</p> <p>c The corner side yard setback requirement applies where a parcel is adjacent to a side street or right-of- way. The required setback from an unimproved right-of-way may be reduced to the required interior side yard setback by the Community Development Department upon the determination by the Public Works Director that the right-of-way is likely to remain undeveloped.</p> <p>d. The horizontal distance between side lines of a lot, measured at right angles to its depth at the minimum required rear yard building setback line.</p>			

(Ord. 1411, 6-13-2011) (Ord. 1452, 09-09-2013) (Ord. 1530, 7-10-2017)

- C. Improvement Area: Improvement area, including paved surfaces, the footprints of principal and accessory buildings, and other structures like decks, pergolas, pools, etc., shall be limited to 50% of the parcel area. The purpose of this overall improvement area limit is to allow for rather liberal construction on a residential property while preventing over-building.
1. For the purposes of this section, “improvements” does not include yard ornaments, fences, retaining walls, gardens, planting beds, or other landscaping.
 2. Within this improvement area limit, impervious surfaces shall be limited to 25% of the parcel area for parcels within a Shoreland or Wetland Management District to mitigate surface water impacts caused by excess storm water runoff. This impervious surface limit may be exceeded, within the allowed improvement area and in compliance with

pertinent regulations in Chapter 1017 of this Title, by receiving approval(s) from the City Engineer to mitigate excess storm water runoff, generated by additional hard surfaces, through technical analysis of building materials, soils, slopes, and other site conditions.

3. Within this improvement area limit, impervious surfaces shall be limited to 30% of the parcel area for all other parcels. The purpose of these further limits on impervious surfaces within the overall improvement area allowance is to prevent problems caused by excess storm water runoff. This impervious surface limit may be exceeded, within the allowed improvement area, by receiving approval(s) from the City Engineer to mitigate excess storm water runoff, generated by additional hard surfaces, through technical analysis of building materials, soils, slopes, and other site conditions.

1004.0910: LOW TO MEDIUM DENSITY RESIDENTIAL -2 (LDR-2)(LMDR) DISTRICT

A. Statement of Purpose: The **LDR-2 LMDR** District is designed to provide an environment of one-family dwellings on small lots, **accessory dwelling units**, two-family **to four-family dwellings, courtyard cottages**, and townhouse dwellings, along with related uses such as 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 allow for a** greater diversity of housing types **throughout the city**.

B. Dimensional Standards:

Table 1004-4	One-Family	Two-Family	Three-Family, Four-Family & Attached	Courtyard Cottage
Minimum density	5.0 Units/net acre – averaged across development site			
Maximum density	812.0 Units/net acre - averaged across development site			
Minimum lot area	6,000 Sq. Ft.	4,800 Sq. Ft./Unit	3,000 3,600 Sq. Ft./Unit	3,600 Sq. Ft./Unit
Minimum lot width	60 Feet	30 Feet/unit	24 Feet/unit	24 Feet/unit
Maximum building height	30-35 Feet	30-35 Feet	35 Feet	35 Feet
Minimum front yard building setback				
Street	30 Feet ^{a, b}			

Interior courtyard	10 Feet ^C			
Minimum side yard building setback				
Interior	5 Feet	5 Feet	8 Feet (end unit)	8 Feet (end unit)
Corner	10 Feet	10 Feet	15 Feet	15 Feet
Reverse corner	Equal to existing front yard of adjacent lot, but not greater than 30 feet			
Minimum rear yard setback	30 Feet			
<p>a See Section 1004.04, Existing Setbacks.</p> <p>b Covered entries and porches sheltering (but not enclosing) front doors are encouraged and may extend into the required front yard to a setback of 22 feet from the front street right-of-way line.</p> <p>c Covered entries and porches sheltering (but not enclosing) front doors are encouraged and may extend into the required front yard to a setback of 4 feet to the front courtyard parcel boundary.</p>				

(Ord. 1411, 6-13-2011)

C. Improvement Area: Improvement area, including paved surfaces, the footprints of principal and accessory buildings, and other structures like decks, pergolas, pools, etc, shall be limited to 60% of the parcel area. The purpose of this overall improvement area for rather liberal construction on a residential property while preventing over- building; for parcels within a Shoreland or Wetland Management District, paved surfaces and building footprints shall be further limited to 25% of the parcel area. (Ord. 1515 12-05-16)

1. For the purposes of this section, “improvements” does not include yard ornaments, fences, retaining walls, gardens, planting beds, or other landscaping.
2. Within this improvement area limit, impervious surfaces shall be limited to 25% of the parcel area for parcels within a Shoreland or Wetland Management District to mitigate surface water impacts caused by excess storm water runoff. This impervious surface limit may be exceeded, within the allowed improvement area and in compliance with pertinent regulations in Chapter 1017 of this Title, by receiving approval(s) from the City Engineer to mitigate excess storm water runoff, generated by additional hard surfaces, through technical analysis of building materials, soils, slopes, and other site conditions.
3. Within this improvement area limit, impervious surfaces shall be limited to 35% of the parcel area for all other parcels. The purpose of these further limits on impervious surfaces within the overall improvement area allowances is to prevent problems caused by excess storm water runoff. This impervious surface limit may be exceeded, within the

allowed improvement area, by receiving approval(s) from the City Engineer to mitigate excess storm water runoff, generated by additional hard surfaces, through technical analysis of building materials, soils, slopes, and other site conditions. (Ord. 1508 08-22-16)

D. Building Arrangement: Buildings may be organized in several ways, including the examples in this section.

1. Arranged along the street without a common open space, as is typical for most residential lots. Open space is 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 is 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 multi-family developments. The open space area(s) for resident use is counted towards the overall density, toward lot coverage calculations, and as part of the lot area per unit.

(Ord. 1452, 09-09-2013)

1004.4011: 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 dwellings, small multi-family buildings, two-family and small-lot, one-family dwellings, along with related uses such as 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 1004-5	One-Family	Two-Family, Three-Family, & Four-Family	Attached	Courtyard Cottage	Multifamily
Minimum density	5 Units/net acre - averaged across development site				
Maximum density	12 Units/net acre - averaged across development site Up to 18 Units/net acre requires CUP				
Minimum density	5 Units/net acre - averaged across development site				

Minimum lot area per unit	4,800 Sq. Ft.	3,600 Sq. Ft.	3,600 Sq. Ft.	<u>3,600 Sq. Ft.</u>	3,600 Sq. Ft.
Minimum lot width	40 Feet	30 Feet/unit	N/a	<u>30 Feet/unit</u>	N/a
Maximum building height	<u>30 45</u> Feet	<u>30 45</u> Feet	<u>35 45</u> Feet	<u>45 feet</u>	45 Feet
Maximum improvement area	65%				
Minimum front yard building setback					
Street - local	30 Feet a				
Street – non-local (A and B Minor Reliever and A Minor Augmentor)	NA	NA	zero feet b	<u>NA</u>	30 feet
Interior courtyard – 40 foot or less courtyard width	15 Feet c				
Interior courtyard – 41-45 foot courtyard width	10 feet c				
Interior courtyard – 45 feet or greater courtyard width	5 feet d				
Minimum side yard building setback					
Interior	5 Feet	5 Feet	5 Feet	<u>5 Feet</u>	10 Feet
Periphery	5 feet	5 feet	8 feet	<u>5 feet</u>	20 feet
Corner/street	10 Feet	10 Feet	15 Feet	<u>10 Feet</u>	20 Feet
Reverse corner/street	Equal to existing front yard of adjacent lot, but not greater than 30 feet				
Minimum rear yard building setback					

Interior	0 feet				
Periphery	30 feet	30 feet	45 feet	30 feet	45 feet
Minimum periphery alley setback	10 feet e				

a. Covered entries and porches sheltering (but not enclosing) front doors are encouraged and may extend into the required front yard to a setback of 22 feet from the front street right-of-way line.

b. Zero feet setback for non-enclosed porch or 15 feet from A/B Minor Reliever or A Minor Augmentor, whichever is greater.

c. Covered entries and porches sheltering (but not enclosing) front doors are encouraged and may extend into the required front yard to a setback of 4 feet to the front courtyard parcel boundary.

d. Where courtyards are equal to or exceed 45 feet, covered entries and porches sheltering (but not enclosing) front doors may extend to the front courtyard parcel boundary.

e. Requires landscaping and/or fencing approved by the community development department.

C. Building Arrangement: Buildings may be organized in several ways, including the examples in this section:

1. Arranged along the street without a common open space, as is typical for most residential lots. Open space is 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 is 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 multi-family developments. The open space area(s) for resident use is counted towards the overall density, toward lot coverage calculations, and as part of the lot area per unit.

1004.1112: HIGH DENSITY RESIDENTIAL DISTRICTS (HDR-1 AND HDR-2)

A. Statement of Purpose: The HDR districts are 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 related uses such as 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 1004-6	HDR-1		HDR-2
	Attached	Multifamily	Multifamily
Minimum density	12 Units/net acre		
Maximum density	24 Units/net acre ^b Higher than 24 Units/net acre requires CUP		36 Units/net acre ^e
Minimum density	12 Units/net acre		24 Units/net acre
Maximum building height	35 55 Feet Higher than 55 Feet requires CUP	45 55 Feet ^d Higher than 55 Feet requires CUP	65 Feet ^e
Maximum improvement area	75%		85%
Minimum front yard building setback			
Street	30 Feet		10 Feet
Interior courtyard	10 Feet		15 Feet
Minimum side yard building setback			
Interior – adjacent to LDR-1 or LMDR LDR-2, and MDR	8 Feet (end unit)	20 Feet, or 50% of building height, whichever is greater	20 feet or 50% of building height, whichever is greater ^a
Interior – adjacent all other districts	8 Feet (end unit)	10 feet or 50% of building height, whichever is greater	10 feet or 50% of building height, whichever is greater ^a
Corner	15 Feet	20 Feet	20% Height of the

		building ^a
Minimum rear yard building setback	30 Feet	20 feet or 50% of building height, whichever is greater ^a
Upper floors stepback – side or rear property line adjacent to or front property line facing LDR or LMDR districts	All floors above the third story shall be stepped back a minimum of 8 feet from the ground floor façade; if the entire building (ground floor) is placed at the upper floors stepback, an additional stepback is not required for the upper floors	
<p>a. The City may require a greater or lesser setback based on surrounding land uses.</p> <p>b. Density in the HDR-1 district may be increased to 36 units/net acre with approved conditional use.</p> <p>c. Density in the HDR-2 district may be increased to more than 36 units/net acre with approved conditional use.</p> <p>d. Building height over 45 feet and under 65 feet requires an approved conditional use in the HDR-1</p> <p>e. Building height over 65 feet requires an approved conditional use in HDR-2</p>		

(Ord. 1405, 2-28-2011) (Ord. 1511 10-24-16)

C. Building Arrangement: Buildings may be organized in several ways, including the examples in this section:

1. Arranged along the street without a common open space. Open space is 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 is 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 multi-family developments. The open space area(s) for resident use is counted towards the overall density, toward lot coverage calculations, and as part of the lot area per unit.

(Ord. 1403, 12-13-2010) (Ord. 1464, 03-24-2014)

CHAPTER 1005 **COMMERCIAL AND MIXED-USE DISTRICTS**

SECTION:

- 1005.01: Statement Of Purpose
- 1005.02: Design Standards
- 1005.03: Table of Allowed Uses
- 1005.04: Neighborhood **Mixed Use (MU-1) Business (NB)** District
- 1005.05: **Community Mixed Use (MU-2A & MU-2B) Districts**
- 1005.~~0506~~: **Corridor Mixed Use (MU-3) Community Business (CB)** District
- 1005.~~0607~~: **Core Mixed Use (MU-4) Regional Business (RB)** Districts
- ~~1005.07: Community Mixed Use (CMU) Districts~~

(Ord. 1483, 10/26/2015)

1005.01: STATEMENT OF PURPOSE

The **commercial and** mixed-use districts are designed to:

- A. Promote an appropriate mix of commercial, office, and residential development types within the community;
- B. Provide attractive, inviting, high-quality retail shopping and service areas, mixed-use sites, including vertical mixed-use, and medium and high-density residential projects that are conveniently and safely accessible by multiple travel modes including vehicle, walking, and bicycling;
- C. Improve the community's mix of land uses, including vertical mixed-use, by encouraging mixed medium- and high-density residential uses with high quality commercial and employment uses in designated areas. Mixed-use is a development type that blends residential, commercial, entertainment, or other uses, where those functions are physically and functionally integrated, and that provides pedestrian connections;
- D. Encourage appropriate transitions between higher-intensity uses within commercial and mixed use centers and adjacent lower-density residential districts; and
- E. Encourage sustainable design practices that apply to buildings, private development sites, and the public realm in order to enhance the natural environment.

(Ord. 1542 2-12-2018)

1005.02: ~~A.~~ DESIGN STANDARDS – NON-RESIDENTIAL AND MIXED USE PROJECTS

The following standards apply to new buildings and major expansions of existing buildings (i.e., expansions that constitute 50% or more of building floor area), and changes in use in all commercial and mixed-use districts. Design standards apply only to the portion of the building or site that is undergoing alteration.

- A. Corner Building Placement: At intersections, buildings shall have front and side facades aligned at or near the front property line.
- B. Entrance Orientation: Where appropriate and applicable, primary building entrances shall be oriented to the primary abutting public street. Additional entrances may be oriented to a secondary street or parking area. Entrances shall be clearly visible and identifiable from the street and delineated with elements such as roof overhangs, recessed entries, landscaping, or similar design features. (Ord. 1415, 9-12-2011)
- C. Vertical Facade Articulation: Buildings shall be designed with a base, a middle, and a top, created by variations in detailing, color, and materials. A single-story building need not include a middle.
 - 1. The base of the building should include elements that relate to the human scale, including doors and windows, texture, projections, awnings, and canopies.
 - 2. Articulated building tops may include varied rooflines, cornice detailing, dormers, gable ends, stepbacks of upper stories, and similar methods.
- D. Horizontal Facade Articulation: Facades greater than 40 feet in length shall be visually articulated into smaller intervals of 20 to 40 feet by one or a combination of the following techniques:
 - 1. Stepping back or extending forward a portion of the facade;
 - 2. Variations in texture, materials or details;
 - 3. Division into storefronts;
 - 4. Stepbacks of upper stories; or
 - 5. Placement of doors, windows and balconies.
- E. Window and Door Openings:
 - 1. For nonresidential uses, windows, doors, or other openings shall comprise at least 60% of the length and at least 40% of the area of any ground floor facade fronting a public street. At least 50% of the windows shall have the lower sill within three feet of grade.
 - 2. For nonresidential uses, windows, doors, or other openings shall comprise at least 20% of side and rear ground floor facades not fronting a public street. On upper stories, windows or balconies shall comprise at least 20% of the facade area.
 - 3. On residential facades, windows, doors, balconies, or other openings shall comprise at least 20% of the facade area.

4. Glass on windows and doors shall be clear or slightly tinted to allow views in and out of the interior. Spandrel (translucent) glass may be used on service areas.
 5. Window shape, size, and patterns shall emphasize the intended organization and articulation of the building facade.
 6. Displays may be placed within windows. Equipment within buildings shall be placed at least 5 feet behind windows.
- F. Materials: All exterior wall finishes on any building must be a combination of the following materials: No less than 60% face brick; natural or cultured stone; pre-colored or factory stained or stained on site textured pre-cast concrete panels; textured concrete block; stucco; glass; fiberglass; or similar materials and no more than 40% pre-finished metal, cor-ten steel, copper, premium grade wood with mitered outside corners (e.g., cedar redwood, and fir), or fiber cement board. Under no circumstances shall sheet metal aluminum, corrugated aluminum, asbestos, iron plain or painted, or plain concrete block be acceptable as an exterior wall material on buildings within the city. Other materials of equal quality to those listed, may be approved by the Community Development Department.
- G. 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 on street-facing facades. All facades shall contain window openings. This standard may be waived by the Community Development Department for uses that include elements such as service bays on one or more facades.
- H. Maximum Building Length: Building length parallel to the primary abutting street shall not exceed 200 feet without a visual break such as a courtyard or recessed entry, except where a more restrictive standard is specified for a specific district.
- I. Garages Doors and Loading Docks: Overhead doors, refuse, recyclables, and/or compactors shall be located, and to the extent feasible, on rear or side facades that do not front a public street, to the extent feasible, residential garage doors should be similarly located. Overhead doors of attached residential garages on a building front shall not exceed 50% of the total length of the building front. Where overhead doors, refuse, recyclables, and/or compactors abut a public street frontage, a masonry screen wall comprised of materials similar to the building, or as approved by the Community Development Department, shall be installed to a minimum height to screen all activities. (Ord. 1415, 9-12-2011) (Ord. 1443 & 1444, 06-17-2013)
- J. Rooftop Equipment: Rooftop equipment, including rooftop structures related to elevators, shall be completely screened from eye level view from contiguous properties and adjacent streets. Such equipment shall be screened with parapets or other materials similar to and compatible with exterior materials and architectural treatment on the structure being served. Horizontal or vertical slats of wood material shall not be utilized for this purpose. Solar and wind energy equipment is exempt from this provision if screening would interfere with system operations.

(Ord. 1435, 4-08-2013) (Ord. 1494A, 2/22/2016)

~~SECTION 3. §1005.02, Design Standards is further amended as follows:~~

1005.02.B03: DESIGN STANDARDS – MULTI-FAMILY PROJECTS

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, major expansions (i.e., expansions that constitute 50% or more of building floor area), and changes in use. 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 Facade Design: No blank walls are permitted to face public streets, walkways, or public open space. Street-facing facades shall incorporate offsets in the form of projections and/or recesses in the facade plane at least every 40 feet of facade 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 5 feet into the required setbacks. In addition, at least one of the following design features shall be applied on a street-facing facade to create visual interest:
 1. Dormer windows or cupolas;
 2. Recessed entrances;
 3. Covered porches or stoops;
 4. Bay windows with a minimum 12-inch projection from the facade plane;
 5. Eaves with a minimum 6 inch projection from the facade plane; or
 6. 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 on street-facing facades. All facades 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 Chapter 1011, Property Performance Standards.

- F. Detached Garages: The exterior materials, design features, and roof forms of garages shall be compatible with the principal building served.
- G. Attached Garages: Garage design shall be set back and defer to the primary building face. Front loaded garages (toward the front street), if provided shall be set back a minimum of 5 feet from the predominant portion of the principal use. (Ord. 1405, 2-28- 2011)
- 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 Chapter 1019, Parking and Loading Areas.
- I. Exterior Wall Finishes: All exterior wall finishes on any building must be a combination of the following materials: face brick, natural or cultured stone, textured concrete block, stucco, wood, vinyl, siding, fiber-reinforced cement board and prefinished metal, or similar materials approved by the Community Development Department. (Ord. 1494A, 2-22-2016)

(Ord. 1542 2-12-2018)

1005.0304: TABLE OF ALLOWED USES

Table 1005-1 lists all permitted and conditional uses in the commercial and mixed use 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 as “NP” are not permitted in the districts where designated.
- D. A “Y” in the “Standards” column indicates that specific standards must be complied with, whether the use is permitted or conditional. Standards for permitted uses are included in Chapter 1011 of this Title; standards for conditional uses are included in Section 1009.02 of this Title.
- E. Combined Uses: Allowed uses may be combined within a single building, meeting the following standards:
 1. Residential units in mixed-use buildings shall be located above the ground floor or on the ground floor to the rear of nonresidential uses;
 2. Retail and service uses in mixed-use buildings shall be located at ground floor or lower levels of the building; and
 3. Nonresidential uses are not permitted above residential uses.

Table 1005-1	NBMU-1	MU-2A	MU-2B	CBMU-3	RB-4MU-4	RB-2	Stand
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Comment [LC3]: Uses from Table 1005.5 have been added here (from the CMU table) and not marked as a change

Office Uses							
Office	P	P	P	P	P	<u>P</u>	
Clinic, medical, dental or optical	P	P	P	P	P	<u>P</u>	
Office showroom	NP	C	P	P	P	<u>P</u>	
Retail, general and personal service*	P	P	P	P	P	<u>P</u>	
Commercial Uses							
Animal boarding, kennel/day care (indoor)	P	C	P	P	P	<u>P</u>	Y
Animal boarding, kennel/day care (outdoor)	NP	NP	NP	C	C	<u>C</u>	Y
Animal hospital, veterinary clinic	P	P	P	P	P	<u>P</u>	Y
Bank, financial institution	P	P	P	P	P	<u>P</u>	
Club or lodge, private	P	P	P	P	P	<u>P</u>	
Day care center	P	P	P	P	P	<u>P</u>	Y
Grocery store	C	P	P	P	P	<u>P</u>	
Health club, fitness center	C	P	P	P	P	<u>P</u>	
<u>Laboratory for research, development and/or testing</u>	<u>NP</u>	C	P	<u>NP</u>	<u>NP</u>		
Learning studio (martial arts, visual/performing arts)	C	P	P	P	P	<u>P</u>	
Limited production and processing-principal	NP	C	P	NP	NP	<u>P</u>	
Limited warehousing and distribution	NP	C	C	NP	NP	<u>P/C</u>	Y
Liquor store	C	C	P	P	P	<u>P</u>	

Comment [LC4]: This and other uses added to the table (highlighted & underlined below) are those uses that were listed in the CMU use table, but now that the tables have been combined, they are shown as a change to this table.

Lodging: hotel, motel	NP	NP	P	P	P	P	
Mini-storage	NP	NP	NP	P	P	P	
Mortuary, funeral home	P	C	P	P	P	P	
Motor fuel sales (gas station)	C	NP	C	P	P	P	Y
Motor vehicle repair, auto body shop	NP	NP	C	C	P	P	Y
Motor vehicle rental/leasing	NP	NP	NP	P	P	P	Y
Motor vehicle dealer (new vehicles)	NP	NP	NP	NP	P	P	
Movie theater, cinema	NP	NP	P	P	P	P	
Outdoor display	P	P	P	P	P	P	Y
Outdoor storage, equipment and goods	NP	NP	NP	NP	C	C	Y
Outdoor storage, fleet vehicles	NP	NP	NP	P	P	P	Y
Outdoor storage, inoperable/out of service vehicles or equipment	NP	NP	NP	C	P	P	Y
Outdoor storage, loose materials	NP	NP	NP	NP	NP	NP	
Pawn shop	NP	NP	NP	C	C	C	
Parking	C	C	C	C	C	C	
Restaurant, Fast Food	NP	C	C	P	P	P	
Restaurant, Traditional	P	P	P	P	P	P	
Brewpub	P	P	P	P	P	P	
Brewery	NP	C NP	C	NP	C	C	
Microbrewery	C	C	C	C	P	P	

Distillery	C	C	C	C	P	P	
Residential Family Living							
<u>Dwelling, one-family detached</u>	P	C	NP	NP	NP		
<u>Dwelling, two-family detached (duplex)</u>	P	P NP	P NP	NP	NP		
<u>Dwelling, two-family attached (twinhome)</u>	P	P	P	NP	NP		
<u>Dwellings, courtyard cottage</u>	P	P	P	NP	NP		
Dwelling, one-family attached (townhome, rowhouse)	P NP	P	P	P NP	P NP	NP	
<u>Dwelling, three-family</u>	P	P C	P C	NP P	NP P		
<u>Dwelling, four-family</u>	P	P C	P C	NP P	NP P		
Dwelling, multi-family (3-8 units per building)	P NP	P C	P C	P NP	P NP	NP	
Dwelling, multi-family (upper stories in mixed-use building)	P	C NP	C	P	P C	C	
Dwelling, multi-family (more than 8 units per building)	C	C	P C	P NP	P C	C	
Dwelling unit, accessory	NP	P	NP P	NP	NP	NP	Y
Live-work unit	P C	P	P	P NP	P NP	NP	Y
<u>Manufactured home park</u>	C	C	C	C	C		

Residential Group Living							
Community residential facility, state licensed, 1-6 persons	NP	C	C	NP	NP		Y
Community residential facility, state licensed, serving 7-16 persons	C	C	C	NP	NP	NP	Y
Student Housing	NP	NP	NP	P	P	P	Y
Nursing home, assisted living facility	C	C	C	C	C	C	Y
Civic and Institutional Uses							
College, or post-secondary school, campus	NP	NP	NP	NP	P	P	Y
College or post-secondary school, office-based	P	P	P	P	P	P	Y
Community center, library, municipal building	NP	P	P	NP	P	P	
Place of assembly	P	C	P	P	P	P	Y
School, elementary or secondary	NP	NP	NP	NP	P	P	Y
Theater, performing arts center	NP	C	P	NP	P	P	Y
Utilities and Transportation							
Essential services	P	P	P	P	P	P	
Park-and-ride facility	NP	NP	P	P	P	P	
Transit center	NP	NP	P	P	P	P	
Accessory Uses, Buildings and Structures							
Accessory buildings for storage of business supplies and equipment	P	P	P	P	P	P	Y
Accessibility ramp and other	P	P	P	P	P	P	

accommodations							
Bed & Breakfast establishment	NP	C	C	NP	NP		
Communications equipment (TV, shortwave radio)	NP	P	P	NP	NP		
Day care family/group family	NP	P	NP	NP	NP		
Detached garage and off-street parking spaces	P	P	P	P	P	P	Y
Drive-through facility	C	NP	C	C	C	C	Y
Gazebo, arbor, patio, play equipment	P	P	P	P	P	P	Y
Home occupation	P	P	P	NP	NP	NP	Y
Limited production and processing – accessory	P	C	P	P	P	P	
Renewable energy system	P	P	P	P	P	P	Y
Roomer/boarder	NP	P	P	NP	NP		
Swimming pool, hot tub, spa	P	P	P	P	P	P	Y
Telecommunications tower	C	C	C	C	C	C	Y
Tennis and other recreational courts	C	P	P	C	P	P	Y
Taproom	C	C	P	P	P	P	
Cocktail Room	C	C	P	P	P	P	
Temporary Uses							
Temporary building for construction purposes	P	P	P	P	P	P	Y
Sidewalk sales, boutique sales	P	P	P	P	P	P	Y
Portable storage container	P	P	P	P	P	P	Y

(Ord. 1405, 2-28-2011) (Ord. 1427, 7-9-2012) (Ord. 1445, 7-8-2013) (Ord. 1469, 06-09-2014)
 (Ord. 1483, 10/26/2015) (Ord. 1545, 3-26-2018) (Ord. 1563, 08-27-2018)

1005.0405: NEIGHBORHOOD MIXED USE (MU-1) BUSINESS (NB) DISTRICT

A. Statement of Purpose: The Neighborhood **Mixed Use Business** District is designed to provide a limited range of neighborhood-scale retail, service, and office uses in proximity to residential neighborhoods or integrated with residential uses. The **MU-1NB** district is also intended to:

1. Encourage mixed use at underutilized retail and commercial intersections;
2. Encourage development that creates attractive gateways to City neighborhoods;
3. Encourage pedestrian connections between Neighborhood **Mixed Use Business** areas and adjacent residential neighborhoods;
4. Ensure that buildings and land uses are scaled appropriately to the surrounding neighborhood; and
5. Provide adequate buffering of surrounding neighborhoods.

B. Design Standards: The standards in Section **1005.021005.03** shall apply except building length parallel to the primary abutting street shall not exceed 160 feet without a visual break such as a courtyard or recessed entry.

C. Dimensional Standards:

Table 1005-2	
Minimum lot area	No requirement
Maximum building height	35 feet
Minimum front yard building setback	No requirement
Minimum side yard building setback	6 feet where windows are located on a side wall or on an adjacent wall of an abutting property 20 feet or 50% of building height, whichever is greater, from residential lot boundary Otherwise not required
Minimum rear yard building	25 feet from residential lot boundary

setback	10 feet from nonresidential boundary
Minimum surface parking setback	5 feet

D. Residential Density:

1. Residential densities shall not be lower than 5 units per acre.
2. Residential densities shall not exceed 12 units per acre.
3. Minimum lot size for one-family detached dwellings shall be 6,000 square foot per lot.

E. Improvement Area: The total improved area, including paved surfaces and the footprints of principal and accessory buildings and structures, shall not exceed 85%75% of the total parcel area.

F. Frontage Requirement: Buildings at corner locations shall be placed within five feet of the lot line on either street for a distance of at least 20 feet from the corner.

G. Parking Placement: Surface parking shall not be located between the front facade of a building and the abutting street. Parking shall be located to the rear or side of the principal building. Parking abutting the primary street frontage is limited to 50% of that lot frontage.

H. Screening from Residential Property: Screening along side and rear lot lines abutting residential properties is required, consistent with Chapter 1011 of this Title.

1005.0706: COMMUNITY MIXED USE (MU-2)MIXED-USE (CMU) DISTRICTS

A. Statement of Purpose: The Community Mixed Use (MU-2)Mixed-Use Districts are designed to encourage the development or redevelopment of mixed use mixed-use centers that may include residential, office, commercial, park, civic and institutional, utility and transportation, park, and open space uses. The Comprehensive Plan's goal is for Community Mixed Use areas to incorporate residential land uses accounting for at least 10% of the overall mixed-use area. Complementary uses should be organized into cohesive districts in which mixed- or single-use buildings are connected by streets, sidewalks and trails, and open space to create a pedestrian-oriented environment. The MU-2 CMU Districts are intended to be applied to areas of the City guided for redevelopment and may represent varying degrees of intensification with respect to land use, hours of operation, or building height.

1. The MU-2ACMU-1 District is the most a more restrictive mixed-use district, limiting building height and excluding the most intensive land uses, and is intended for application to redevelopment areas adjacent to low-density residential neighborhoods.
2. The MU-2BCMU-2 District is less restrictive, being open to a wider variety of land uses and building height, and is intended for areas adjacent to higher-density residential neighborhoods and higher intensity non-residential areas to provide transition from higher-density development to parks and other natural areas.

3. ~~The CMU-3 District is intended for moderate intensity development, suitable for transitions between higher and lower intensity districts.~~
 4. ~~The CMU-4 District is a more intensive mixed-use district, intended for areas close to high-traffic roadways and large-scale commercial developments.~~
- B. Regulating Plan: ~~MU-2 CMU~~ districts must be guided by a regulating plan for each location where it is applied. A regulating plan uses graphics and text to establish requirements pertaining to the following kinds of parameters. Where the requirements for an area governed by a regulating plan are in conflict with the design standards established in Section ~~1005.021005.03~~ of this Title, the requirements of the regulating plan shall supersede, and where the requirements for an area governed by a regulating plan are silent, Section ~~1005.021005.03~~ shall control.
1. Street and Block Layout: The regulating plan defines blocks and streets based on existing and proposed street alignments. New street alignments, where indicated, are intended to identify general locations and required connections but not to constitute preliminary or final engineering.
 2. Street Type: The regulating plan may include specific street design standards to illustrate typical configurations for streets within the district, or it may use existing City street standards. Private streets may be utilized within the ~~MU-2 CMU~~ districts where defined as an element of a regulating plan.
 3. Parking
 - a. Locations: Locations where surface parking may be located are specified by block or block face. Structured parking is treated as a building type.
 - b. Shared Parking or District Parking: A district-wide approach to off-street parking for nonresidential or mixed uses is preferred within the ~~MU-2 CMU~~ districts. Off-street surface parking for these uses may be located up to 300 feet away from the use. Off-street structured parking may be located up to 500 feet away from the use.
 - c. Parking Reduction and Cap: Minimum off-street parking requirement for uses within the ~~MU-2 CMU~~ districts may be reduced to 75% of the parking requirements in Chapter 1019 of this Title. Maximum off-street parking shall not exceed the minimum requirement unless the additional parking above the cap is structured parking.
 4. Building and Frontage Types: Building and frontage types are designated by block or block face. Some blocks are coded for several potential building types; others for one building type on one or more block faces.
 5. Build to Areas: Build to Areas indicate the placement of buildings in relation to the street.
 6. Uses: Permitted and conditional uses may occur within each building type as specified in ~~Table 1005-1~~~~Table 1005-5~~, but the vertical arrangement of uses in a mixed-use building may be further regulated in a regulating plan

(Ord. 1415, 9-12-2011) (Ord. 1467, 04-21-2014) (Ord. 1483, 10/26/2015)

C. Regulating Plan Approval Process: A regulating plan may be developed by the City as part of a zoning amendment following the procedures of Section 1009.06 of this Title and thus approved by City Council. (Ord. 1415, 9-12-2011)

D. Amendments to Regulating Plan: Minor extensions, alterations or modifications of proposed or existing buildings or structures, and changes in street alignment may be authorized pursuant to Section 1009.05 of this Title. (Ord. 1415, 9-12-2011)

E. Twin Lakes Regulating Plan Map:

Figure 1005-1: Twin Lakes Regulating Plan Map, west of Fairview Avenue

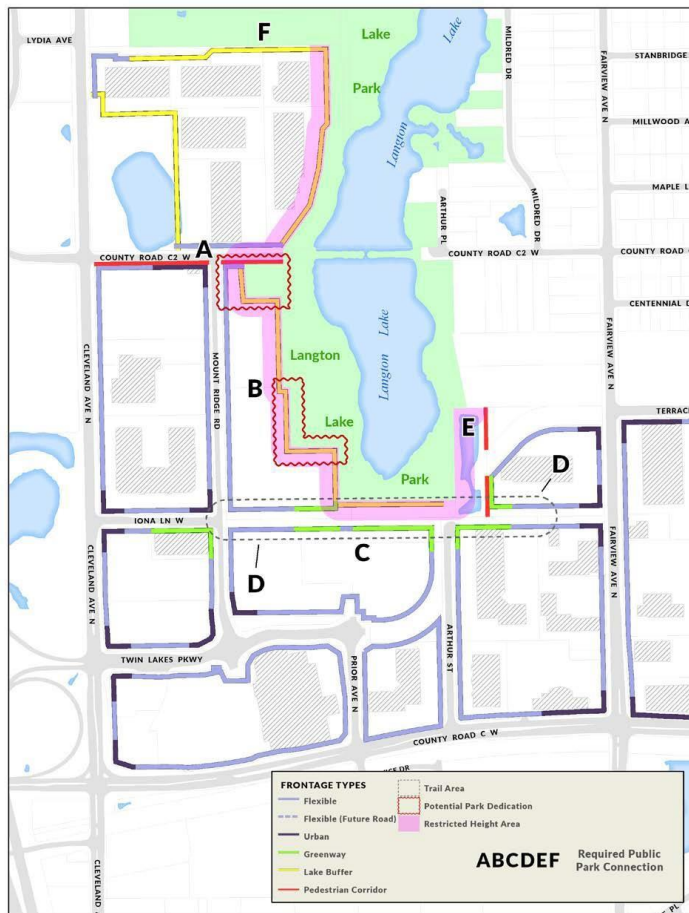
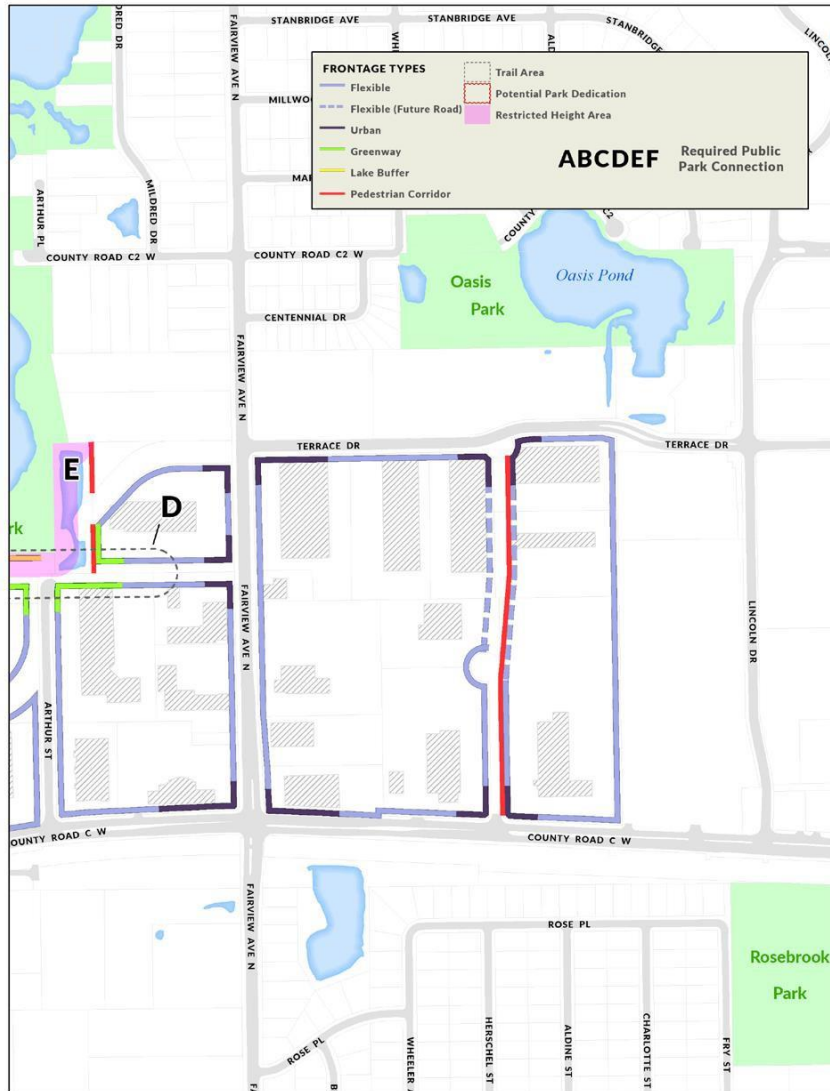
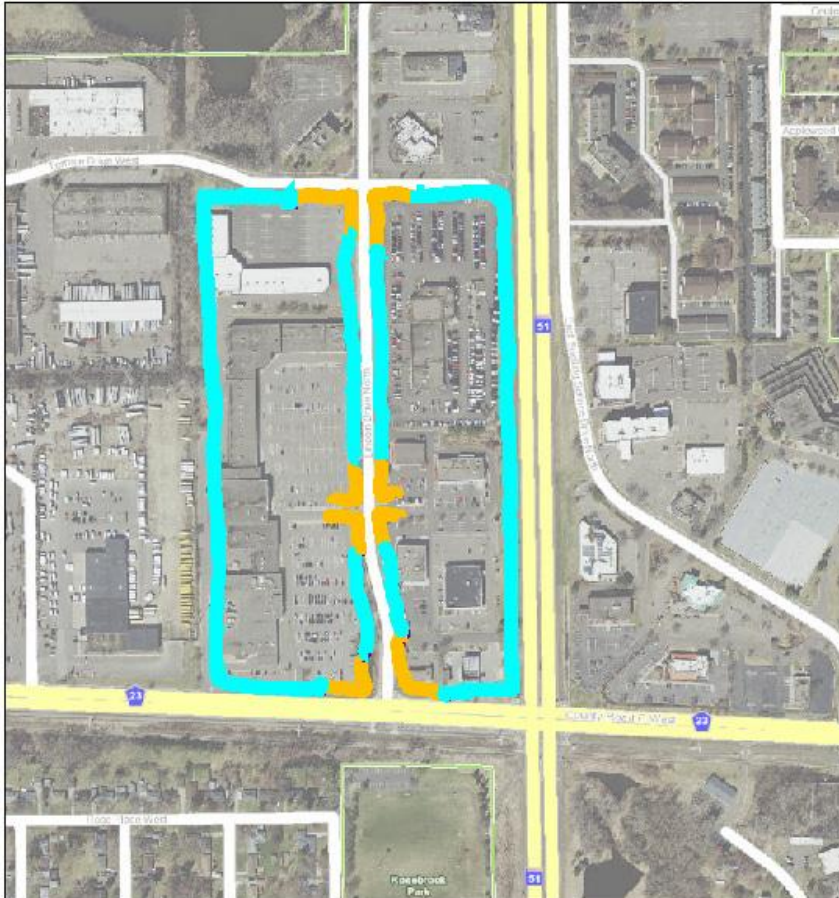


Figure 1005-2: Twin Lakes Regulating Plan Map, east of Fairview Avenue

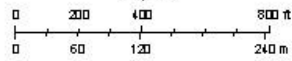


Draft Regulating Plan Map



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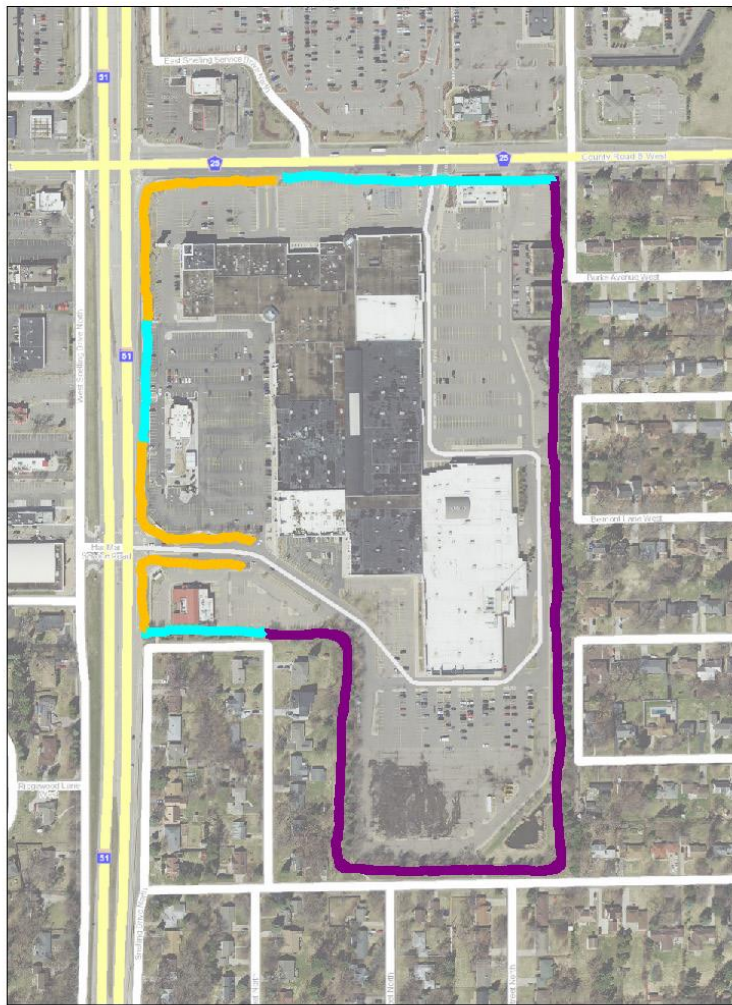


- Urban Frontage 
- Flexible Frontage 
- Greenway Frontage 

Ramsey County
Ramsey County MN

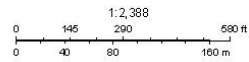
Figure 1005-3: HarMar Mall Regulating Plan

Draft Regulating Plan Map



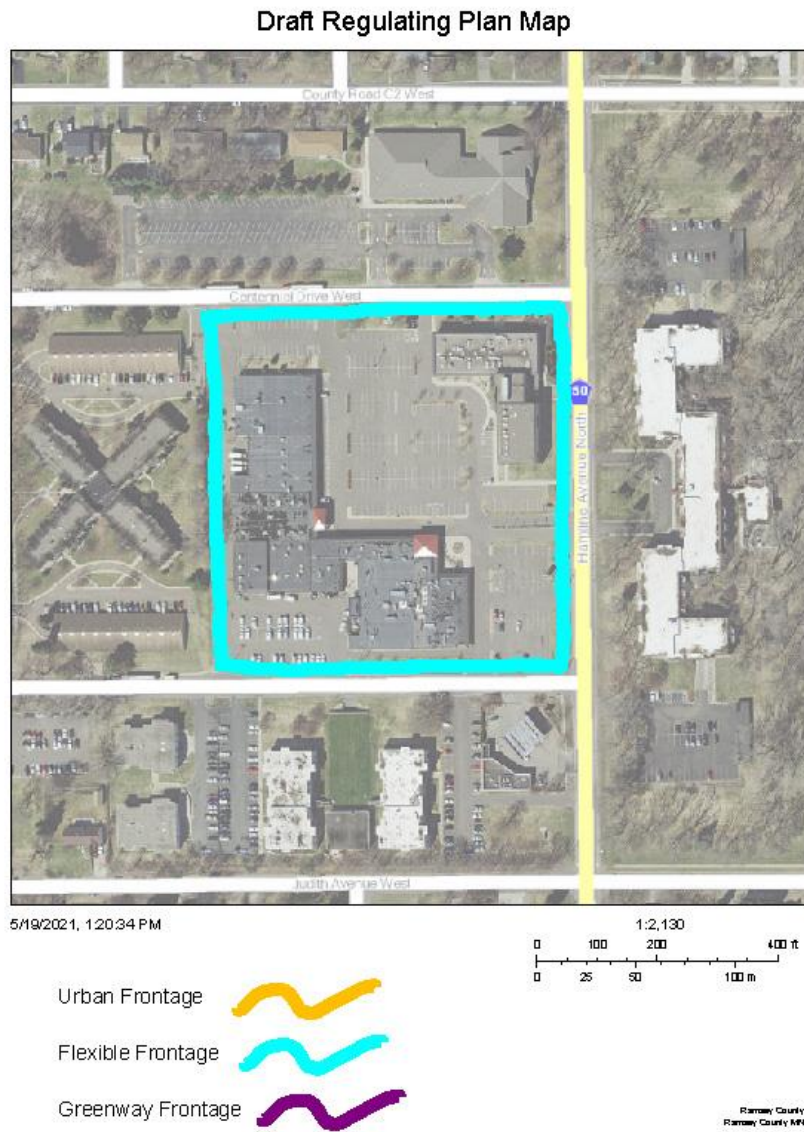
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- Urban Frontage 
- Flexible Frontage 
- Greenway Frontage 



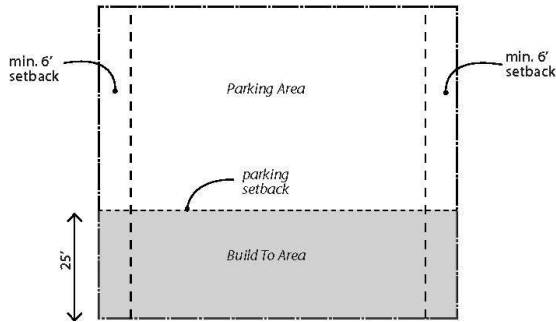
Ramsey County

Figure 1005-4: Hamline Shopping Center Regulating Plan Map



1. Greenway Frontage

a. Siting



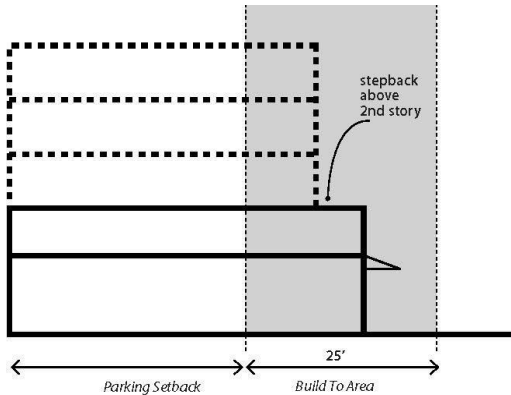
i. Build To Area

- A. Refer to Regulating Plan Map (Figure 1005-1) for location of the Build To Area. Building may be placed anywhere within the Build to Area.
- B. At least 90% of the lineal Build To Area shall be occupied by the front facade of the building.
- C. Within 30 feet of a block corner, the ground story facade shall be built within 10 feet of the corner.

b. Undeveloped and Open Space

- i. Lot coverage shall not exceed 85%.
- ii. Undeveloped and open space created in front of a building shall be designed as a semi-public space, used as a forecourt, outdoor seating, or other semi- public uses.

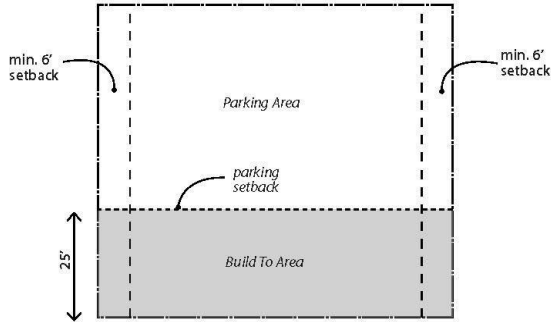
c. Building Height and Elements



- i. Ground Floor: Finished floor height shall be a maximum of 18" above sidewalk.
- ii. Height is limited to 35 feet in the **MU-2A CMU-1** district and within the Restricted Height Area surrounding Langton Lake Park; elsewhere, building height is limited to 65 feet.
- iii. Facade
 - A. The primary facade (facades fronting the Build To Areas, a Pedestrian Corridor, park or public street) of all buildings shall be articulated into distinct increments such as stepping back or extending forward, use of storefronts with separate windows and entrances; arcade awnings, bays and balconies; variation in roof lines; use of different but compatible materials and textures.
 - B. Blank lengths of wall fronting a public street or pedestrian Connection shall not exceed 20 feet.
 - C. Building facades facing a pedestrian or public space shall include at least 30% windows and/or entries.
 - D. All floors above the second story shall be stepped back a minimum of 8 feet from the ground floor facade.
- iv. Entries: Entries shall be clearly marked and visible from the sidewalk. Entries are encouraged at least every 50 feet along the Greenway Frontage.

2. Urban Frontage

a. Siting



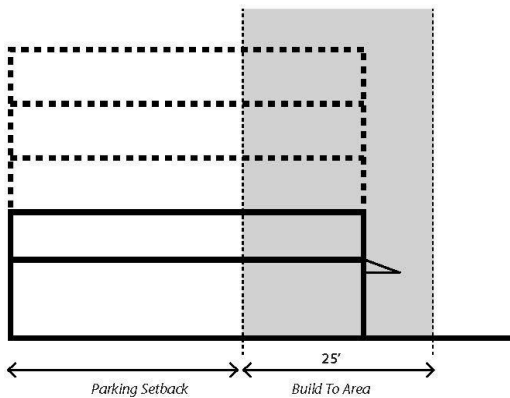
i. Build To Area

- A. Refer to Regulating Plan Map (Figure 1005-1) for location of the Build To Area. Building may be placed anywhere within the Build to Area.
- B. At least 50% of the lineal Build To Area shall be occupied by the front facade of the building.
- C. Within 30 feet of a block corner, the ground story facade shall be built within 10 feet of the corner.
- D. If a building does not occupy the Build To Area, the parking setback must include a required landscape treatment consistent with Sections 4 and 5 below.

ii. Undeveloped and Open Space

- A. Lot coverage shall not exceed 85%.
- B. Undeveloped and open space created in front of a building shall be designed as a semi-public space, outdoor seating, or other semi-public uses.

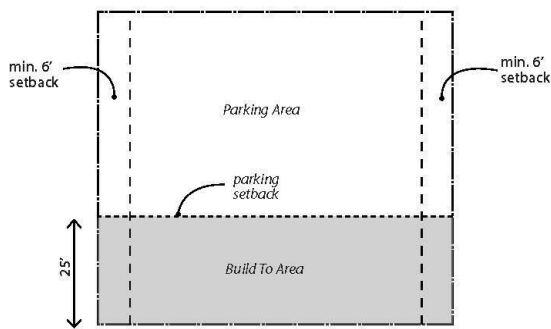
b. Building Height and Elements



- i. Height is limited to 35 feet in the **MU-2A CMU-4** district and within the Restricted Height Area surrounding Langton Lake Park; elsewhere, building height is limited to 65 feet.
- ii. Facade
 - A. The primary facade (facade fronting the Build To Areas, a Pedestrian Corridor, park or public street) of all buildings shall be articulated into distinct increments such as stepping back or extending forward, use of storefronts with separate windows and entrances; arcade awnings, bays and balconies; variation in roof lines; use of different but compatible materials and textures.
 - B. Blank lengths of wall fronting a public street or pedestrian connection shall not exceed 30 feet.
- iii. Entries: Entries shall be clearly marked and visible from the sidewalk. Entries are encouraged at least every 100 feet along the Urban Frontage.

3. Flexible Frontage

a. Siting



i. Build To Area

- A. Refer to Regulating Plan Map (Figure 1005-1) for location of the Build To Area. Building may be placed anywhere within the parcel, but building placement is preferred in the Build To Area.
- B. Building placement is preferred in the Build To Area. If a building does not occupy a Build To Area, the parking setback must include a required landscape treatment consistent with Sections 4 and 5 below.
- C. On Flexible Frontage sites located at or near pedestrian corridors or roadway intersections, where building placement is not to be in the build- to area, the City will require additional public amenities or enhancements including, but not limited to, seating areas, fountains or other water features, art, or other items, to be placed in the build-to area, as approved by the Community

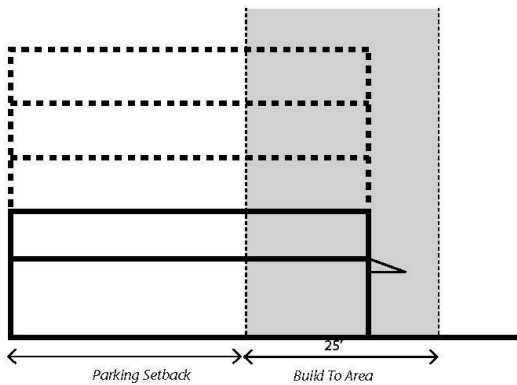
Development Department.

ii. Undeveloped and Open Space

A. Lot coverage shall not exceed 85%.

B. Undeveloped and open space created in front of a building shall be designed as a semi-public space, outdoor seating, or other semi-public uses.

b. Building Height and Elements



i. Height is limited to 35 feet in the **MU-2A CMU-1** district and within the Restricted Height Area surrounding Langton Lake Park; elsewhere, building height is limited to 65 feet.

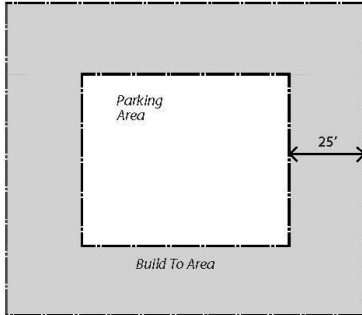
ii. Facade

A. Blank lengths of wall fronting a public street or pedestrian connection shall not exceed 30 feet.

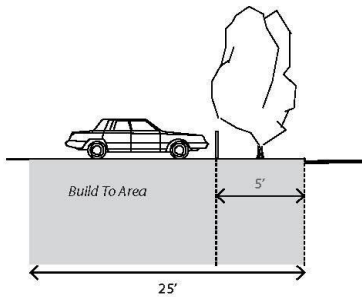
B. The primary facade (facade fronting the Build To Areas, a Pedestrian Corridor, park or public street) of all buildings shall be articulated into distinct increments such as stepping back or extending forward, use of storefronts with separate windows and entrances; arcade awnings, bays and balconies; variation in roof lines; use of different but compatible materials and textures.

iii. Entries: Entries shall be clearly marked and visible from the sidewalk.

4. Parking

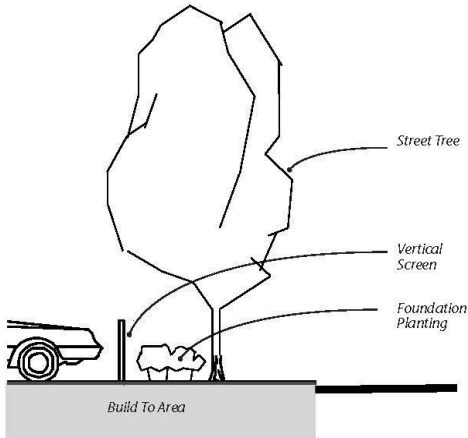


- a. Parking shall be located behind the Build To Area/parking setback line.
- b. Driveways and/or curb cuts are not allowed along the Greenway Frontage.
- c. Parking Within the Build To Area: Where parking is allowed within the Build To Area, parking shall be set back a minimum of 5 feet from the property line, and shall be screened by a vertical screen at least 36" in height (as approved by the Community Development Department) with the required landscape treatment.



- d. Parking Contiguous to Langton Lake Park: Parking on property contiguous to Langton Lake Park shall be set back a minimum of 15 feet from the property line. The setback area shall be landscaped consistent with the requirements of Section 1011.03 of this Title.

5. Landscaping

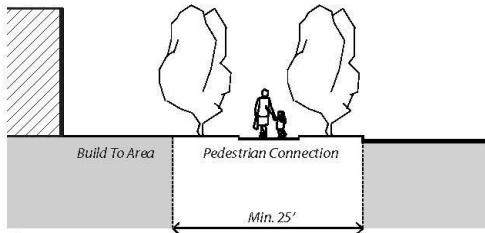


- a. Greenway Frontage: 1 tree is required per every 30 linear feet of Greenway Frontage
- b. Urban and Flexible Frontage
 - i. 1 tree is required per every 30 linear feet of Urban and/or Flexible Frontage.
 - ii. Parking Within the Build To Area: If parking is located within the Build To Area, the required vertical screen in the setback area shall be treated with foundation plantings, planted at the base of the vertical screen in a regular, consistent pattern.

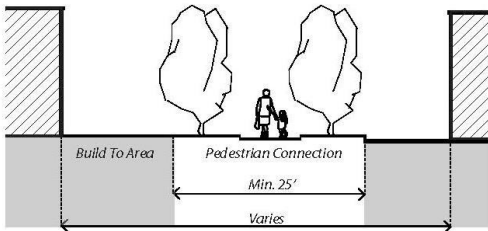
6. Public Park Connections

- a. Each pedestrian corridor identified below shall be a minimum of 25 feet wide and include a paved, multi-use path constructed to specifications per the City of Roseville. Each pedestrian connection shall also contain the following minimum landscaping:
 - i. 13-caliper-inch tree for every 20 lineal feet of the length of the pedestrian corridor. Such trees shall be hardy and urban tolerant, and may include such varieties as red buckeye, green hawthorn, eastern red cedar, amur maackia, Japanese tree lilac, or other variety approved by the Community Development Department.
 - ii. 12 5-gallon shrubs, ornamental grasses, and/or perennials for every 30 lineal feet of the pedestrian corridor. Such plantings may include varieties like hydrangea, mockorange, ninebark, spirea, sumac, coneflower, daylily, Russian sage, rudbeckia, sedum, or other variety approved by the Community Development Department.
 - iii. All plant materials shall be within planting beds with wood mulch.
- b. County Road C2 Connection: A pedestrian corridor shall be built that connects

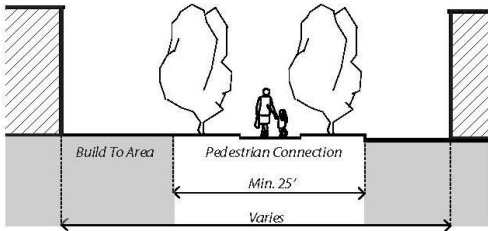
adjacent properties to the Langton Lake Park path.



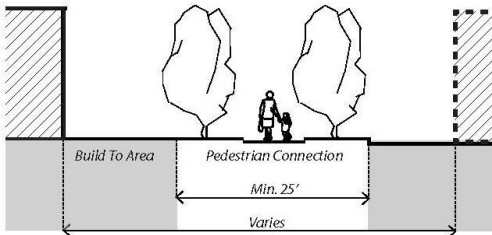
- c. Langton Lake Park/Mount Ridge Road Connection: A pedestrian corridor shall be built that connects Mount Ridge Road to the Langton Lake Park path.



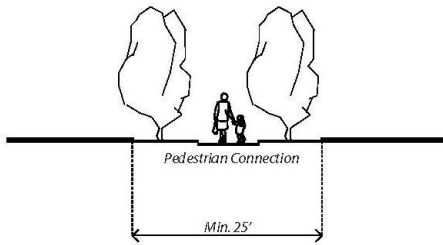
- d. Langton Lake Park/Prior Avenue Connection: A pedestrian corridor shall be built that connects Prior Avenue to the the Langton Lake Park path.



- e. Iona Connection



- i. A pedestrian corridor shall be built that connects Mount Ridge Road to Fairview Avenue, intersecting with Langton Lake Park and Twin Lakes Parkway.
- ii. The pedestrian corridor shall take precedent over the Build To Area. In any event, the relationship of buildings to the pedestrian corridor shall be consistent with the required frontage.
- f. Langton Lake Connection: A pedestrian corridor shall be built that connects the adjacent properties to Langton Lake Park path.



(Ord. 1403, 12-13-2010) (Ord. 1415, 9-12-2011) (Ord. 1467, 4-21-2014)

F. TABLE OF ALLOWED USES

1. Uses marked as "P" are permitted in the districts where designated.
2. Uses marked with a "C" are allowed as conditional uses in the districts where designated, in compliance with all applicable standards.
3. Uses marked as "NP" are not permitted in the districts where designated.
4. A "Y" in the "Standards" column indicates that specific standards must be complied with, whether the use is permitted or conditional. Standards for permitted uses are included in Chapter 1011 of this Title; standards for conditional uses are included in Section 1009.02 of this Title.
5. Combined uses: Allowed uses may be combined within a single building, meeting the following standards:
 - a. Residential units in mixed-use buildings shall be located above the ground floor or on the ground floor to the rear of nonresidential uses;
 - b. Retail and service uses in mixed-use buildings shall be located at ground floor or lower levels of the building; and
 - c. Nonresidential uses are not permitted above residential uses.

Table 1005-5	CMU-1	CMU-2	CMU-3	CMU-4	Standards
Office Uses					

Clinic, medical, dental, or optical	P	P	P	P	
General	P	P	P	P	
Office showroom	C	P	P	P	
Commercial Uses					
Animal Boarding (exclusively indoors)	C	P	P	P	Y
Animal Boarding (outdoors)	NP	NP	NP	NP	
Animal hospital/veterinary clinic	P	P	P	P	Y
Bank/financial institution	P	P	P	P	
Club or lodge, private	P	P	P	P	
Daycare center	P	P	P	P	Y
Grocery store	P	P	P	P	
Health club/fitness center	P	P	P	P	
Learning studio (martial arts, visual or performing arts)	P	P	P	P	
Liquor store	C	P	P	P	
Lodging (hotel)	NP	NP	NP	P	
Mini-storage	NP	NP	NP	NP	
Mortuary/funeral home	C	P	P	P	
Motor fuel sales (gas station)	NP	C	C	C	Y
Motor vehicle rental/leasing	NP	C	C	C	Y
Motor vehicle repair, auto body shop	NP	NP	NP	NP	Y
Motor vehicle dealer (new vehicles)	NP	NP	NP	NP	
Movie theater	NP	P	P	P	

Outdoor display	P	P	P	P	Y
Outdoor storage, equipment and goods	NP	NP	NP	NP	Y
Outdoor storage, fleet vehicles	NP	NP	NP	NP	Y
Outdoor storage, inoperable vehicles/equipment	NP	NP	NP	NP	
Outdoor storage, loose materials	NP	NP	NP	NP	
Parking	C	C	C	C	
Pawn ship	NP	NP	NP	NP	
Restaurants, fast food	C	C	P	P	
Restaurants, fast food w/ drive-through	NP	NP	NP	NP	
Restaurants, traditional	P	P	P	P	
Retail, general and personal service	P	P	P	P	
Retail, large format	NP	NP	NP	C	
Vertical mixed use	NP	C	P	P	
Brewpub	P	P	P	P	
Microbrewery	C	C	P	P	
Industrial Uses					
Laboratory for research, development and/or testing	C	P	P	P	
Light industrial	NP	NP	NP	NP	
Limited production/processing	C	P	P	P	
Limited warehousing/distribution	C	C	C	C	Y
Manufacturing	NP	NP	NP	NP	

Warehouse	NP	NP	NP	NP	
Brewery	NP	NP	C	C	
Distillery	C	C	C	C	
Residential Family Living					
Accessory dwelling unit	P	P	NP	NP	Y
Live-work unit	P	P	P	P	Y
Manufactured home park	C	C	C	C	
Multi-family (≥3 units/building)	C	C	C	C	
One-family attached (duplex or twinhome)	NP	NP	NP	NP	
One-family attached (townhome or row-house)	P	P	P	P	
One-family detached	C	C	NP	NP	
Residential Group Living					
Assisted living	C	C	C	C	
Nursing home	C	C	C	C	Y
State-licensed facility for 1-6 persons	C	C	C	C	Y
State-licensed facility for 7-16 persons	C	C	C	C	Y
Student housing	NP	NP	NP	NP	
Civic and Institutional Uses					
College, campus setting	NP	NP	NP	NP	Y
College, office setting	P	P	P	P	Y
Community center, library, municipal building	P	P	P	P	

Elementary/secondary school	NP	NP	NP	NP	Y
Hospital	NP	NP	NP	NP	
Place of assembly	C	P	P	P	Y
Theater/performing arts center	C	P	P	P	Y
Accessory Uses, Buildings, and Structures					
Accessibility ramp/other accommodations	P	P	P	P	
Bed & Breakfast establishment	C	C	C	C	
Communications equipment (TV, shortwave radio)P	P	P	P	P	Y
Day care family/group family	P	P	NP	NP	Y
Detached garage/off-street parking	P	P	P	P	Y
Drive-throughs	NP	NP	C	C	Y
Gazebo, arbor, patio, play equipment	P	P	P	P	Y
Home occupation	P	P	P	P	Y
Renewable energy system	P	P	P	P	Y
Roomer/boarder	P	P	P	P	Y
Storage building	P	P	NP	NP	Y
Swimming pool, hot tub, spa	P	P	P	P	Y
Telecommunication tower	C	C	C	C	Y
Tennis/other recreational court	P	P	P	P	Y
Taproom	C	C	P	P	
Cocktail Room	C	C	P	P	
Temporary Uses					

Temporary building for construction purposes	P	P	P	P	Y
Sidewalk sales, boutique sales	P	P	P	P	Y
Portable storage container	P	P	P	P	Y
Utilities/Transportation Uses					
Essential services	P	P	P	P	
Park and ride facility	NP	P	P	P	
Transit Center	NP	P	P	P	

~~(Ord. 1483, 10/26/2015) (Ord. 1566, 10/22/2018)~~

1005.0507: CORRIDOR MIXED USE (MU-3) COMMUNITY BUSINESS (CB) DISTRICT

A. Statement of Purpose: The ~~Community Business Corridor Mixed Use~~ District is designed for shopping areas with moderately scaled retail and service uses, including shopping centers, ~~and~~ freestanding businesses, ~~and as well as high density residential and~~ mixed-use buildings with upper-story residential uses. ~~The Comprehensive Plan's goal is for Corridor Mixed Use areas to incorporate residential land uses accounting for at least 10% of the overall mixed-use area. The MU-3 District is~~ ~~CB Districts are~~ intended to be located in areas with visibility and access to the arterial street system. The district is also intended to:

1. Encourage and facilitate pedestrian, bicycle and transit access; and
2. Provide adequate buffering of surrounding neighborhoods.

B. Dimensional Standards:

Table 1005-3	
Minimum Lot Area	No requirement
Maximum building height	40 45 feet
Front yard building setback (min – max)	0 to 25 feet ^a
Minimum side yard building setback	6 feet where windows are located on a side wall of an abutting property 20 feet or 50% of building height, whichever is greater, from residential lot boundary Otherwise not required
Minimum rear yard building setback	25 feet from residential lot boundary 10 feet from nonresidential boundary
Minimum surface parking setback	5 feet
<p>a Unless it is determined by the Community Development Department that a certain setback minimum distance is necessary for the building or to accommodate public infrastructure.</p> <p>B Unless greater setbacks are required under Section 1011.12 E.1. of this Title.</p>	

C. Residential Density:

1. Residential densities shall not be less than 13 units per acre.

2. Residential densities shall not exceed 36 24 units per acre.

D. Improvement Area: The total improved area, including paved surfaces and footprints of principal and accessory buildings and structures, shall not exceed 85% of the total parcel area.

E. Frontage Requirement: A minimum of 30% of building facades abutting a primary street shall be placed within 25 feet of the front lot line along that street.

F. Surface Parking: Surface parking on large development sites shall be divided into smaller parking areas with a maximum of 100 spaces in each area, separated by landscaped areas at least 10 feet in width. Landscaped areas shall include pedestrian walkways leading to building entrances.

G. Parking Placement: When parking is placed between a building and the abutting street, the building shall not exceed a maximum setback of 85 feet, sufficient to provide a single drive aisle and two rows of perpendicular parking along with building entrance access and required landscaping. This setback may be extended to a maximum of 100 feet if traffic circulation, drainage, and/or other site design issues are shown to require additional space. Screening alongside and rear lot lines abutting residential properties is required, consistent with Chapter 1011 of this Title.

1005.0608: CORE MIXED USE (MU-4) REGIONAL BUSINESS (RB) DISTRICTS

A. Statement of Purpose: The MU-4 RB District is designed for businesses that provide goods and services to a regional market area, including regional-scale malls, shopping centers, large-format stores, multi-story office buildings and automobile dealerships, as well as high density residential uses. The Comprehensive Plan's goal is for Core Mixed Use areas to incorporate residential land uses accounting for at least 10% of the overall mixed-use area. The MU-4 RB Districts are is intended for locations with visibility and access from the regional highway system. The district is also intended to:

1. Encourage a "park once" environment within districts by enhancing pedestrian movement and a pedestrian-friendly environment;
2. Encourage high quality building and site design to increase the visual appeal and continuing viability of development in the MU-4 RB District; and
3. Provide adequate buffering of surrounding neighborhoods.

B. Design Standards: The standards in Section 1005.02 shall apply except that ground floor facades that face or abut public streets shall incorporate one or more of the following features along at least 60% of their horizontal length:

1. Windows and doors with clear or slightly tinted glass to allow views in and out of the

interior. Spandrel (translucent) glass may be used on service areas;

2. Customer entrances;
3. Awnings, canopies, or porticoes; and
4. Outdoor patios or eating areas.

C. Dimensional Standards:

Table 1005-4	Non-Residential and Mixed Use	Multi-Family Uses
Minimum lot area	No requirement	No requirement
Maximum improvement area	85%	85%
Minimum density	NA 20 Units/net acre	2420 Units/net acre
Maximum density	NA 36 Units/net acre ^b	36 Units/net acre ^b
Maximum building height	65 feet	400 65 feet
	Higher than 65 feet, up to 100 feet requires CUP	Higher than 65 feet, up to 100 feet requires CUP
Minimum front yard building setback	No requirement (see frontage requirement below)	
Minimum side yard building setback		
Street	No requirement (see frontage requirement below)	Minimum 5 feet to deck, porch or patio, 10 feet to principle structure
Interior courtyard	NA	15 Feet
Interior	6 feet where windows are located on a side wall or on an adjacent wall of an abutting property 20 feet or 50% of building height, whichever is greater, from residential lot boundary	NA

	Otherwise not required	
Interior - adjacent to LDR-1, LMDR, LDR-2, and MDR	NA	20 feet or 50% of building height, whichever is greater ^a
Interior - adjacent all other district	NA	10 feet or 50% of building height, whichever is greater ^a
Corners	NA	20% Height of the building ^a
Minimum rear yard building setback		
Minimum rear yard building setback	25 feet or 50% of building height, whichever is greater, from residential lot boundary	25 feet or 50% of building height, whichever is greater ^a
	10 feet from nonresidential boundary ^a	
Minimum surface parking setback	5 feet	5 feet
<p>a The City may require a greater or lesser setback based on surrounding land uses.</p> <p>b Density may be increased to more than 36 units/net acre with approved conditional use</p>		

(Ord. 1542 2-12-2018)

- D. Improvement Area: The total improved area, including paved surfaces and footprints of principal and accessory buildings or structures, shall not exceed 85% of the total parcel area.
- E. Frontage Requirement: A development must utilize one or more of the three options below for placement of buildings and parking relative to the primary street:
 1. At least 50% of the street frontage shall be occupied by building facades placed within 20 feet of the front lot line. No off-street parking shall be located between the facades meeting this requirement and the street.
 2. At least 60% of the street frontage shall be occupied by building facades placed within 65 feet of the front lot line. Only 1 row of parking and a drive aisle may be placed within this setback area.
 3. At least 70% of the street frontage shall be occupied by building facades placed within

85 feet of the front lot line. Only 2 rows of parking and a drive aisle may be placed within this setback area.

- F. Access and Circulation: Within shopping centers or other large development sites, vehicular circulation shall be designed to minimize conflicts with pedestrians.
- G. Surface Parking: Surface parking on large development sites shall be divided into smaller parking areas with a maximum of 100 spaces in each area, separated by landscaped areas at least 10 feet in width. Landscaped areas shall include pedestrian walkways leading to building entrances.
- H. Standards for Nighttime Activities: Uses that involve deliveries or other activities between the hours of 10:00 P.M. and 7:00 A.M. (referred to as "nighttime hours") shall meet the following standards:
 - 1. Off-street loading and unloading during nighttime hours shall take place within a completely enclosed and roofed structure with the exterior doors shut at all times.
 - 2. Movement of sweeping vehicles, garbage trucks, maintenance trucks, shopping carts, and other service vehicles and equipment is prohibited during nighttime hours within 300 feet of a residential district, except for emergency vehicles and emergency utility or maintenance activities.
 - 3. Snow removal within 300 feet of a residential district shall be minimized during nighttime hours, consistent with the required snow management plan.

CHAPTER 1006 EMPLOYMENT DISTRICTS

SECTION:

- 1006.01: Statement Of Purpose
- 1006.02: Design Standards
- 1006.03: Table Of Allowed Uses
- 1006.04: **Employment Area (E-1) and Employment Center (E-2) Office/Business Park (BP) Districts**
- 1006.05: Industrial (I) District

1006.01: STATEMENT OF PURPOSE

The employment districts are designed to foster economic development and redevelopment and to enhance opportunities for business expansion and growth. They are also intended to:

- A. Encourage reinvestment, revitalization, and redevelopment of retail, office, and industrial properties to maintain a stable tax base, provide new living-wage job opportunities, and increase the aesthetic appeal of the city;

- B. Encourage appropriate transitions between higher-intensity uses within employment centers and adjacent lower-density residential districts; and
- C. Encourage sustainable design practices that apply to buildings, private development sites, and the public realm.

1006.02: DESIGN STANDARDS

The following standards apply to all development within the employment districts.

- A. Landscaping: All yard space between the building setback line and the street right-of-way line not utilized for driveways, parking of vehicles, or pedestrian elements shall be landscaped with grass, trees, and other landscape features as may be appropriate.
- B. Entrance Orientation: At least one building entrance shall be oriented to the primary abutting public street. The entrance must have a functional door. Entrances shall be clearly visible and identifiable from the street.
- C. Materials: All exterior wall finishes on any building must be a combination of the following materials: No less than 60% face brick; natural or cultured stone; textured pre-cast concrete panels, pre-colored or factory stained or stained on site textured concrete block; stucco; glass; fiberglass; or similar materials and no more than 40% pre-finished metal, cor-ten steel, copper, premium grade wood with mitered outside corners (e.g., cedar, redwood, and fir), or fiber cement board. Under no circumstances shall sheet metal aluminum, corrugated aluminum, asbestos, iron plain or painted, or plain concrete block be acceptable as an exterior wall material on buildings within the city. Other new materials of equal quality to those listed may be approved by the Community Development Department.
- D. Overhead Doors: Overhead Doors shall be located on rear or side facades
- E. Rooftop Equipment: Rooftop equipment, including rooftop structures related to elevators, shall be completely screened from eye level view from contiguous properties and adjacent streets. Such equipment shall be screened with parapets or other materials similar to and compatible with exterior materials and architectural treatment on the structure being served. Horizontal or vertical slats of wood material shall not be utilized for this purpose. Solar and wind energy equipment is exempt from this provision if screening would interfere with system operations.
- F. 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.

(Ord. 1435, 4-8-2013) (Ord. 1494A, 2/22/2016)

1006.03: TABLE OF ALLOWED USES

Table 1006-1 lists all permitted and conditional uses in the employment 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 as “NP” are not permitted in the districts where designated.
- D. “Y” in the “Standards” column indicates that specific standards must be complied with, whether the use is permitted or conditional. Standards for permitted uses are included in Chapter 1011, Property Performance Standards; standards for conditional uses are included in Chapter 1009, Procedures.

Table 1006-1	E-1 O/BR	E-2 O/BR-1	I	Standards
Office and Health Care Uses				
Office	P	P	P	
Clinic, medical, dental, or optical	P	P	NP	
Hospital	C	C	NP	
Office showroom	P	P	P	
College or post-secondary school, office-based	P	P	P	
Manufacturing, Research, and Wholesale Uses				
Artisan workshop	NP	NP	P	Y
Asphalt plant, batch or other	NP	NP	NP	
Catering establishment	NP	NP	P	
Concrete plant, batch or other	NP	NP	NP	
Contractor's yard	NP	C	P	
Contractor's yard - limited	NP	C	P	
Crushing of aggregate as a principal use	NP	NP	NP	

Distribution center	NP	NP	P	
Fertilizer plant	NP	NP	NP	
Laboratory for research, development, and/or testing	P	P	P	
Leather and fur tanning, curing, finishing, and dyeing	NP	NP	NP	
Limited production and processing	P	P	P	
Limited warehousing and distribution	P/C	P/C	P	Y
Manufacturing and processing, no outdoor activities/	NP	NP	P	Y
Manufacturing and processing, outdoor activities/	NP	NP	C	Y
Outdoor Display	P	P	P	Y
Outdoor storage, equipment and goods	C	C	P	Y
Outdoor storage, fleet vehicles	C	C	P	Y
Outdoor storage, inoperable/out of service vehicles or equipment	C	C	P	Y
Outdoor storage, loose materials	NP	NP	C	Y
Manufacturing and processing of clay products, structural such as brick, fire brick, tile, and pipe	NP	NP	NP	
Manufacturing of insecticides, fungicides, disinfectants, and related industrial and household chemical compounds	NP	NP	NP	
Metal casting or foundry	NP	NP	NP	

Metals, precious and rare, reduction, smelting and refining	NP	NP	NP	
Parking	C	C	C	Y
Petroleum refinery	NP	NP	NP	
Printing	P	P	P	
Pulp processing plant (paper mill)	NP	NP	NP	
Recycling center	NP	NP	P	
Salvage or junk yard	NP	NP	NP	
Slaughtering of animals	NP	NP	NP	
Tire plant or tire recapping plant or facility	NP	NP	NP	
Warehouse	NP	P	P	
Wholesale establishment	P	P	P	
Wood treatment plant	NP	NP	NP	
Brewery	NP	NP	P	
Distillery	NP	NP	P	
Commercial Uses, Personal				
General retail sales and personal service***	P	P	NP	Y
Animal boarding, animal day care, kennel	NP	NP	P	Y
Animal hospital, veterinary clinic	P	P	NP	Y
Bank, financial institution	P	P	C	
Building materials sales, lumberyard	NP	NP	P	

Day care center	P	P	NP	Y
Health club, fitness center	C	C	NP	
Learning studio (martial arts, visual/performing arts)	P	P	NP	
Lodging: hotel, motel	P	P	P	
Mini-storage	NP	NP	P	
Motor fuel sales, gas station (includes repair)	C	C	P	Y
Motor vehicle repair, large	NP	NP	P	
Motor vehicle dealer, rental/leasing	NP	NP	C	Y
Restaurant, fast food	P	P	NP	Y
Restaurant, traditional	P	P	NP	
Brewpub	P	P	C	
Microbrewery	P	P	P	
Utilities and Transportation				
Essential services	P	P	P	
Motor freight terminal	NP	NP	C	
Park-and-ride facility	C	C	C	
Transit center	C	C	C	
Accessory Uses, Buildings, and Structures				
Accessory buildings for storage of business supplies and equipment	P	P	P	Y
Accessibility ramp and other accommodations	P	P	P	

Caretaker's dwelling	C	C	C	
Drive-through facility	C	C	NP	Y
Off-street parking spaces	P	P	P	Y
Telecommunications tower	C	C	C	Y
Renewable energy system	P	P	P	Y
Taproom	P	P	P	
Cocktail Room	P	P	P	

(Ord. 1427, 7-9-2012; Ord. 1544, 2-12-2018) (Ord. 1566, 10-22-2018)

1006.04: EMPLOYMENT AREA (E-1) AND EMPLOYMENT CENTER (E-2) OFFICE/BUSINESS PARK (BP) DISTRICTS

A. Statement of Purpose: The **Employment Area (E-1) and Employment Center (E-2) Business Park Districts** **is are** designed to foster the development of business parks that integrate complementary employment and related uses in an attractive, efficient and functional environment.

1. The districts **is are** also intended to:
 - a. Provide readily accessible services for employees;
 - b. Provide pedestrian, bicycle, and transit connections to and through the business park;
 - c. Maintain and improve the quality of the natural landscape within the business park; and
 - d. Provide appropriate transitions to surrounding neighborhoods and districts.
2. **The E-1 District is the more restrictive district, limiting uses to smaller scale offices and excluding the most intensive employment land uses, and is intended for application to smaller employment sites.**
3. **The E-2 District is less restrictive, being open to a wider mix of employment land uses, and is intended for larger employment areas located in close proximity to highways and major transportation corridors.**

B. Design Standards: The standards in Section 1006.02 shall apply, with the following additions:

1. Integrated Design: In the design of any business park, buildings and complementary

uses shall be connected in a logical and cohesive manner by streets, sidewalks, trails, open space, and natural areas that combine to create a pedestrian-friendly environment. A pattern of blocks and interconnected streets is preferred.

2. 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 on street-facing facades. All facades shall contain window openings. This standard may be waived by the Community Development Department for uses that include elements such as service bays on one or more facades.
3. Maximum Building Length: Building length parallel to the primary abutting street shall not exceed 200 feet without a visual break such as a courtyard or recessed entry.

C. Dimensional Standards:

Table 1006-2	
Minimum lot area	20,000 Square Feet
Minimum lot width	60 Feet
Maximum building height	60 Feet ^a
Minimum front yard building setback	See frontage requirement (E)
Minimum side yard building setback	10 Feet 40 Feet from residential lot boundary
Minimum rear yard building setback	10 Feet 40 Feet from residential lot boundary
Minimum Parking Setbacks	
Front yard	Equal to front yard building setbacks
Side or rear yard	5 Feet ^b 40 Feet from residential lot boundary
<p>a Increased building height allowed as a conditional use.</p> <p>b The Community Development Department may waive the minimum side and/or rear yard parking setbacks when parking facilities are to be shared with adjoining Employment</p>	

Districts properties.

(Ord. 1411, 6-13-2011)

- D. Improvement Area: The improved areas, including paved surfaces and footprints of principal and accessory buildings and structures, shall not exceed **75% in the E-1 District and 85% in the E-2 District** of the total development parcel area.
- E. Frontage Requirement: A development must utilize one or more of the three options below for placement of buildings and parking relative to the primary street:
 1. At least 50% of the street frontage shall be occupied by building facades placed within 20 feet of the front lot line. No off-street parking shall be located between the facades meeting this requirement and the street.
 2. At least 60% of the street frontage shall be occupied by building facades placed within 65 feet of the front lot line. Only one row of parking and a drive aisle may be placed within this setback area.
 3. At least 70% of the street frontage shall be occupied by building facades placed within 85 feet of the front lot line. Only two rows of parking and a drive aisle may be placed within this setback area.

1006.05: INDUSTRIAL (I) DISTRICT

- A. Statement of Purpose: The Industrial District is designed to provide suitable sites for manufacturing, assembly, processing, warehousing, laboratory, distribution, related office uses, and truck/transportation terminals. The district is also designed to:
 1. Minimize any external physical effects of such operations on surrounding less intensive uses;
 2. Encourage and facilitate pedestrian, bicycle, and transit access throughout the industrial areas of the city; and
 3. Encourage development of an attractive and well-landscaped physical environment within the industrial areas of the city.
- B. Design Standards: In addition to the standards in Section 1006.02, storage of inoperative vehicles and/or inoperative equipment shall be conducted entirely within an enclosed structure.
- C. Dimensional Standards:

Table 1006-3	
Minimum lot area	None

Maximum building height	60 Feet
Minimum front yard building setback	30 Feet
Minimum Side Yard Building Setbacks	
Interior	10 Feet 40 Feet from residential lot boundary
Corner	30 Feet from street right-of-way
Minimum rear yard building setback	20 Feet 40 Feet from residential lot boundary
Minimum Parking Setbacks	
Front or corner side yard	See parking placement (E)
Interior side or rear yard	5 Feet ^a 40 Feet from residential lot boundary
<p>a The Community Development Department may waive the minimum side and/or rear yard parking setbacks when parking facilities are to be shared with adjoining Employment Districts properties.</p>	

(Ord. 1411, 6-13-2011)

- D. Improvement Area: The improved areas, including paved surfaces and footprints of principal and accessory buildings and structures, shall not exceed 85% of the total development parcel area.
- E. Parking Placement: When parking is placed between a building and the abutting street, the building shall not exceed a maximum setback of 85 feet, sufficient to provide a single drive aisle and 2 rows of perpendicular parking along with building entrance access and required landscaping. This setback may be extended to a maximum of 100 feet if traffic circulation, drainage and/or other site design issues are shown to require additional space.
- F. Surface Parking: Surface parking on large development sites shall be divided into smaller parking areas with a maximum of 100 spaces in each area, separated by landscaped areas at least 10 feet in width. Landscaped areas shall include pedestrian walkways leading to building entrances.

(Ord. 1403, 12-13-2010)

CHAPTER 1009 OVERLAY DISTRICTS

SECTION:

1009.01: Statement of Purpose

1009.02: Bus Rapid Transit (BRT) Overlay District

1009.01: STATEMENT OF PURPOSE

Overlay Districts are designed to:

- A. Provide specialized guidance for specific geographic areas that may have a number of underlying zoning districts.
- B. Comply with the Comprehensive Plan's land use guidance.

1009.02: BUS RAPID TRANSIT (BRT) OVERLAY DISTRICT

A. Purpose

The Bus Rapid Transit (BRT) Overlay District is intended to:

- 1. Achieve the guidance of the Comprehensive Plan's future land use goals and policies.
- 2. Promote higher residential density development within the half-mile walkshed of BRT stations.
- 3. Establish standards above and beyond those existing in underlying zoning districts for those areas.
- 4. Focus on enhancing pedestrian connections as part of development.

B. Overlay District Boundaries: This section shall apply to all lands within the jurisdiction of the City of Roseville, Minnesota, shown on the official zoning map and/or the attachments thereto as meeting both of the following:

- 1. Located within the boundaries of the Bus Rapid Transit (BRT) Overlay District; and,
- 2. Having the underlying zoning of the following base zoning districts:
 - a. HDR High Density Residential District
 - b. MU-1 Neighborhood Mixed Use District
 - c. MU-2 Community Mixed Use Districts
 - d. MU-3 Corridor Mixed Use District
 - e. MU-4 Core Mixed Use District

C. Density Standards

- 1. Residential density shall be a minimum of 15 units per acre.

D. Pedestrian and Bicycle Facilities Plan: Any expansion of existing buildings or uses, a change in use, or redevelopment of property will require submittal of a Pedestrian and Bicycle Facilities Plan prior to any City approval of proposed development. The Pedestrian and Bicycle Facilities Plan shall include the following:

1. Area map showing existing public and private pedestrian and bicycle facilities and destinations within a half-mile walkshed of the property.
2. Proposed pedestrian and bicycle facilities.
3. Proposed pedestrian and bicycle connections to existing or planned public sidewalks and trails, including pedestrian/bike street crossings.

E. Pedestrian and Bicycle Facilities Standards

1. Provision of pedestrian and bicycle connections to all existing or planned public sidewalks and trails, including pedestrian/bike street crossings, adjacent to the site.
2. Provision of pedestrian-oriented open space adjacent to BRT stations and major roadway intersections designed as a semi-public space, outdoor seating, or other semi-public uses.

CHAPTER 1010 PROCEDURES

SECTION:

- 1009.01: Administrative Deviation
- 1009.02: Conditional Uses
- 1009.03: Interim Uses
- 1009.04: Variances
- 1009.05: Changes to Approved Plans
- 1009.06: Zoning Changes
- 1009.07: Developer Open House Meetings
- 1009.08: Appeals

1010.01: ADMINISTRATIVE DEVIATION

A. Purpose: Administrative deviations are intended to encourage owners of residential properties in LDR-4 or LMDR/LDR-2 Districts to modernize and improve their properties while maintaining the overall character of the community. This is accomplished by allowing limited encroachments into certain required building and driveway setbacks and/or limited

textiles, wearing apparel, or similar articles, including drop-off of articles by customers or cleaning of articles dropped off at other locations.

DWELLING: A building or portion thereof designed or used primarily as living quarters for one or more families, but not including hotels or other accommodations for the transient public, lodging houses, housing cooperative or other group living arrangements.

DWELLINGS, COURTYARD COTTAGE: A development of one-family detached dwellings where a courtyard of open space fronts on the public street and the individual dwellings are accessed from shared driveways and serve the rear of the dwellings.

DWELLING, FOUR-FAMILY [QUADRUPLEX]: A building containing four dwelling units that are independent from one another, with yards on all sides of the building.

DWELLING, MULTI-FAMILY: A building, or portion of a building, designed exclusively for occupancy by ~~3~~ five or more families living independently of each other in individual dwelling units. ~~(See also "Multi-family Complex).~~

DWELLING, ONE-FAMILY ATTACHED [TOWNHOUSE, ROWHOUSE]: A one-family dwelling unit, with a private entrance, which is part of a structure whose dwelling units are attached horizontally in a linear arrangement, and having totally exposed front and rear walls to be used for access, light and ventilation.

DWELLING, ONE-FAMILY DETACHED: A building designed exclusively for and occupied exclusively by one family in one dwelling unit, with yards on all sides.

DWELLING, THREE-FAMILY [TRIPLEX]: A building containing three dwelling units that are independent from one another, with yards on all sides of the building.

DWELLING, TWO-FAMILY ATTACHED; [TWIN HOME]: A one-family dwelling which is attached on one side to another one-family dwelling with a common side wall, each of which is located on an individual lot.

DWELLING, TWO-FAMILY DETACHED [DUPLEX], TWO-FLAT: A building containing two dwelling units that are vertically stacked one above the other, with a separate entrance to each unit and with yards on all sides.

DWELLING, TWO-FAMILY, SPLIT: See dwelling, two family, twin.

DWELLING UNIT: One or more rooms which are arranged, designed or used as living quarters for one family only. Individual bathrooms and a complete kitchen facility, permanently installed, shall always be included with each dwelling unit. No dwelling unit may have more than one kitchen facility except that a single-family detached dwelling may have more than one kitchen facility provided the dwelling is designed, arranged or used as living quarters for one family only. For purposes of this exception, the family shall not include roomers.

DWELLING UNIT, ACCESSORY: A second dwelling unit contained within a single-family dwelling or within a detached building located on the same lot as a single-family dwelling. This definition includes accessory buildings constructed in connection with a private garage or a

CHAPTER 1004 RESIDENTIAL DISTRICTS

SECTION:

- 1004.01: Statement of Purpose
- 1004.02: Accessory Buildings
- 1004.03: Residence Relocations
- 1004.04: Existing Setbacks
- 1004.05: Building Arrangement
- 1004.~~05~~06: One- and Two-Family Design Standards
- 1004.~~06~~07: Multi-Family Design Standards
- 1004.~~07~~08: Table of Allowed Uses
- 1004.~~08~~09: Low Density Residential ~~(One-Family) - 1 (LDR-1) (LDR)~~ District
- 1004.~~09~~10: Low to Medium Density Residential ~~- 2 (LDR-2) (LMDR)~~ District
- 1004.~~10~~11: Medium Density Residential (MDR) District
- 1004.~~11~~12: High Density Residential (HDR) Districts ~~(HDR-1 and HDR-2)~~

1004.01: 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.

1004.02: ACCESSORY BUILDINGS

- A. One- and Two-Family Dwellings: The following standards apply to accessory buildings that serve one- and two-family dwellings.
 - 1. Number Allowed: Each principal dwelling unit is allowed up to two detached accessory buildings for storage meeting the standards in Table 1004-1.
 - 2. Accessory Building Performance Standards: Accessory buildings for storage totaling 1,008 square feet may be permitted if the Community Development Department 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); or
- e. Installing landscaping to mask or soften the larger building.

Table 1004-1	Accessory building
Maximum combined storage size/area	864 square feet; up to 1,008 square feet by meeting performance standards in Section 1004.02A.2. In any case, combined area of accessory buildings shall not exceed 85% of the footprint of the principal
Maximum height	15 feet; 9 feet wall height ^a
Minimum front yard building setback	30 feet ^b
Minimum rear yard building setback	5 feet
Minimum side yard building setback	
Interior	5 feet
Corner	10 feet ^d
Reverse corner	Behind established building line of principal structure
Minimum setback from any other building or structure on the lot	5 feet

a. Notwithstanding the allowed maximum height, the height of an accessory building shall not exceed the height of the principal structure.

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 Community Development Department may permit a detached garage to be erected within any required yard to enable a reduction of the slope of the driveway to as little as 10%, provided that at least one-half of the wall height is below grade level.

c. Accessory buildings containing an Accessory Dwelling Unit shall have the same rear yard setback as required in Table 1004-3 for principal buildings.

d. The corner side yard setback requirement applies where a parcel is adjacent to a side street or right-of-way. The required setback from an unimproved right-of-way may be reduced to the required interior side yard setback by the Community Development Department upon the determination by the public Works Director that the right-of-way is likely to remain undeveloped. (Ord. 1418, 10-10-2011) (Ord. 1450, 08-12-2013) (1487, 11/20/2015) (Ord. 1530, 7-10-2017)

- B. Attached and Multi-family Buildings: Attached and multi-family buildings are allowed one storage or maintenance structure and one garden shed per complex, plus detached garage structures as needed. Accessory buildings and sheds shall be located in rear or side yards behind the front building line of the principal structure. Accessory buildings and sheds shall be set back a minimum of 10 feet from rear or side lot lines and from principal buildings.
- C. Color, Design, and Materials: The exterior design and materials of an accessory storage building greater than 120 square feet in area and/or greater than 12 feet in height shall 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 shall 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 shall 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.

1004.03: RESIDENCE RELOCATIONS

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

1004.04: 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.

1004.05: BUILDING ARRANGEMENT

A. Buildings in residential districts may be organized in several ways, including the examples in

this section:

1. Arranged along the street without a common open space. Open space is 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.
 - a. The area of the courtyard is counted towards the overall density, toward lot coverage calculations, and as part of the lot area per unit;
 - b. One-family detached dwellings arranged this way would be considered Courtyard Cottage dwellings.
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 multi-family developments. The open space area(s) for resident use is counted towards the overall density, toward lot coverage calculations, and as part of the lot area per unit.

1004.0506: ONE AND TWO-FAMILY DESIGN STANDARDS

- A. One- and Two-Family Design Standards: The standards in this section are applicable to all one- and two-family buildings, with the exception of accessory dwelling units. The intent of these standards is to create streets that are pleasant and inviting, and to promote building faces which emphasize living area as the primary function of the building or function of the residential use.
1. Garage doors shall not occupy more than 40% of the building facade (total building front); and
 2. Garage doors shall be allowed to extend forward a maximum of 5-feet from the predominant portion of the principal use, while still required to meet the 3-foot principal structure front yard setback and
 3. Homes with an attached garage that is set back 100 feet or more from the front property line are exempt from meeting the requirement in "a" above, but must meet all other requirements of Section 1004.06A05A (Ord. 1405, 2-28-2011) (Ord. 1470, 8-11-2015)
- B. Requirements Apply to All New Construction: On lots with physical constraints, such as lakefront lots, where the Community Development Department determines that compliance with these requirements is impactful, the Community Development Department may waive the requirements and instead require design enhancements to the garage doors to ensure that the purpose of the requirements is achieved. Design enhancements required for garage doors where the preceding requirements cannot be met may include such things as paint, raised panels, decorative windows, and other similar treatments to complement the residential portion of the facade.

1004.0607: 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 (i.e., expansions 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 Facade Design: No blank walls are permitted to face public streets, walkways, or public open space. Street-facing facades shall incorporate offsets in the form of projections and/or recesses in the facade plane at least every 40 feet of facade 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 8 feet into the required setbacks. In addition, at least one of the following design features shall be applied on a street-facing facade to create visual interest:
 - 1. Dormer windows or cupolas;
 - 2. Recessed entrances;
 - 3. Covered porches or stoops;
 - 4. Bay windows with a minimum 12-inch projection from the facade plane;
 - 5. Eaves with a minimum 6 inch projection from the facade plane; or
 - 6. 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 on street-facing facades. All facades 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 Chapter 1011, Property Performance Standards.
- F. Detached Garages: The exterior materials, design features, and roof forms of garages shall be compatible with the principal building served.
- G. Attached Garages: Garage design shall be set back and defer to the primary building face.

Front loaded garages (toward the front street), if provided shall be set back a minimum of 5 feet from the predominant portion of the principal use. (Ord. 1405, 2-28-2011)

- 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 Chapter 1019, Parking and Loading Areas.
- I. All exterior wall finishes on any building must be a combination of the following materials: face brick, natural or cultured stone, textured concrete block, stucco, wood, vinyl siding, fiber-reinforced cement board and prefinished metal, or similar materials approved by the Community Development Department. (Ord. 1494A, 2/22/2016)

1004.0708: TABLE OF ALLOWED USES

(Ord. 1405, 2-28-2011)

Table 1004-2 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 as “NP” are not permitted in the districts where designated.
- D. 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 for permitted uses are included in Chapter 1011, Performance Standards; standards for conditional uses are included in Chapter 1009, Procedures.

Table 1004-2	LDR-4	LMDR LDR-2	MDR	HDR-4 HDR-2	Standards
Residential - Family Living					
Dwelling, one-family detached	P	P	P	NP	
Dwelling, two-family detached (duplex)	P NP	P	P	NP	
Dwelling, two-family attached dwelling	P NP	P	P	NP	

(twinhome)					
<u>Dwellings, courtyard cottage</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>NP</u>	
Dwelling, one-family attached (townhome, rowhouse)	NP	C	P	P	
<u>Dwelling, three-family</u>	<u>NP</u>	<u>P</u>	<u>P</u>	<u>NP</u>	
<u>Dwelling, four-family</u>	<u>NP</u>	<u>P</u>	<u>P</u>	<u>NP</u>	
Dwelling, multi-family (3-8 units per building)	NP	NP	P	P	
Dwelling, multi-family (8 or more units per building)	NP	NP	C	P	
Manufactured home park	<u>C</u> <u>NP</u>	<u>C</u> <u>NP</u>	<u>C</u> <u>NP</u>	C	Y
Dwelling unit, accessory	P	<u>P</u> <u>NP</u>	NP	NP	Y
Live-work unit	NP	NP	NP	C	Y
Residential - Group Living					
Community residential facility, state licensed, serving 1-6 persons	P	P	NP	NP	Y
Community residential facility, state licensed, serving 7-16 persons	NP	NP	C	C	Y
Nursing home	NP	NP	C	C	Y
Assisted living facility	NP	NP	P	P	Y
Accessory Uses					
Bed and breakfast establishment	C	C	NP	NP	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	NP	NP	C	C	Y
Roomer, boarder	P	P	P	P	Y
Accessory Buildings and Structures					
Accessibility ramp and other accommodations	P	P	P	P	
Detached garages and off-street parking space	P	P	P	P	
Gazebo, arbor, patio, play equipment, treehouse, chicken coop, etc.	P	P	P	P	
Renewable energy system	P	P	P	P	Y
Swimming pool, hot tub, spa	P	P	P	P	Y
Tennis and other recreational courts	P	P	P	P	Y
Garden shed 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 structure, construction sites	P	P	P	P	Y
Garage and boutique sales	P	P	P	P	Y

Personal storage container	P	P	P	P	Y
Seasonal garden structure	P	P	P	P	Y
Private garden, community garden	P	P	P	P	Y
(Ord. 1418, 10-10-2011)					

1004.0809: LOW DENSITY RESIDENTIAL (LDR)(ONE-FAMILY) – (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 housing types, including one-family dwellings, accessory dwelling units, two-family dwellings, and courtyard cottages, along with related uses such as 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 1004-3	LDR-1 One-Family	Two-Family	Courtyard Cottage
Minimum density	1.5 Units/net acre - averaged across development site		
Maximum density	8 Units/net acre - averaged across development site		
Minimum lot area	9,350 Sq. Ft.	5,500 Sq. Ft./Unit	5,500 Sq. Ft./Unit
Interior	11,000 square feet		
Corner	12,500 square feet		
Minimum lot width	85 Feet	45 Feet/unit	45 Feet/unit
Interior	85 feet		
Corner	100 feet		

Minimum Rear Lot Width ^d	45 feet		
Minimum Lot Depth			
Interior	110 feet		
Corner	100 feet		
Maximum Building Height	30 feet		
Minimum Front Yard Building Setback	30 Feet ^{a, b}		
Minimum Side Yard Building Setback			
Interior	5 Feet		
Corner	10 Feet ^c		
Reverse corner	Equal to existing front yard of adjacent lot, but not greater than 30 feet		
Minimum rear yard setback	30 Feet		
<p>a See Section 1004.04, Existing Setbacks.</p> <p>b Covered entries and porches sheltering (but not enclosing) front doors are encouraged and may extend into the required front yard to a setback of 22 feet from the front property line.</p> <p>c The corner side yard setback requirement applies where a parcel is adjacent to a side street or right-of- way. The required setback from an unimproved right-of-way may be reduced to the required interior side yard setback by the Community Development Department upon the determination by the Public Works Director that the right-of-way is likely to remain undeveloped.</p> <p>d. The horizontal distance between side lines of a lot, measured at right angles to its depth at the minimum required rear yard building setback line.</p>			

(Ord. 1411, 6-13-2011) (Ord. 1452, 09-09-2013) (Ord. 1530, 7-10-2017)

C. Improvement Area: Improvement area, including paved surfaces, the footprints of principal and accessory buildings, and other structures like decks, pergolas, pools, etc., shall be limited to 50% of the parcel area. The purpose of this overall improvement area limit is to

allow for rather liberal construction on a residential property while preventing over-building.

1. For the purposes of this section, “improvements” does not include yard ornaments, fences, retaining walls, gardens, planting beds, or other landscaping.
2. Within this improvement area limit, impervious surfaces shall be limited to 25% of the parcel area for parcels within a Shoreland or Wetland Management District to mitigate surface water impacts caused by excess storm water runoff. This impervious surface limit may be exceeded, within the allowed improvement area and in compliance with pertinent regulations in Chapter 1017 of this Title, by receiving approval(s) from the City Engineer to mitigate excess storm water runoff, generated by additional hard surfaces, through technical analysis of building materials, soils, slopes, and other site conditions.
3. Within this improvement area limit, impervious surfaces shall be limited to 30% of the parcel area for all other parcels. The purpose of these further limits on impervious surfaces within the overall improvement area allowance is to prevent problems caused by excess storm water runoff. This impervious surface limit may be exceeded, within the allowed improvement area, by receiving approval(s) from the City Engineer to mitigate excess storm water runoff, generated by additional hard surfaces, through technical analysis of building materials, soils, slopes, and other site conditions.

1004.0910: LOW TO MEDIUM DENSITY RESIDENTIAL -2 (LDR-2)(LMDR) DISTRICT

A. Statement of Purpose: The **LDR-2 LMDR** District is designed to provide an environment of one-family dwellings on small lots, **accessory dwelling units**, two-family **to four-family dwellings, courtyard cottages**, and townhouse dwellings, along with related uses such as 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 allow for a** greater diversity of housing types **throughout the city**.

B. Dimensional Standards:

Table 1004-4	One-Family	Two-Family	Three-Family, Four-Family & Attached	Courtyard Cottage
Minimum density	5.0 Units/net acre – averaged across development site			
Maximum density	812.0 Units/net acre - averaged across development site			
Minimum lot area	6,000 Sq. Ft.	4,800 Sq. Ft./Unit	3,000 3,600 Sq. Ft./Unit	3,600 Sq. Ft./Unit

Minimum lot width	60 Feet	30 Feet/unit	24 Feet/unit	<u>24 Feet/unit</u>
Maximum building height	<u>30-35</u> Feet	<u>30-35</u> Feet	35 Feet	<u>35 Feet</u>
Minimum front yard building setback				
Street	30 Feet ^{a, b}			
Interior courtyard	10 Feet ^c			
Minimum side yard building setback				
Interior	5 Feet	5 Feet	8 Feet (end unit)	<u>8 Feet (end unit)</u>
Corner	10 Feet	10 Feet	15 Feet	<u>15 Feet</u>
Reverse corner	Equal to existing front yard of adjacent lot, but not greater than 30 feet			
Minimum rear yard setback	30 Feet			
<p>a See Section 1004.04, Existing Setbacks.</p> <p>b Covered entries and porches sheltering (but not enclosing) front doors are encouraged and may extend into the required front yard to a setback of 22 feet from the front street right-of-way line.</p> <p>c Covered entries and porches sheltering (but not enclosing) front doors are encouraged and may extend into the required front yard to a setback of 4 feet to the front courtyard parcel boundary.</p>				

(Ord. 1411, 6-13-2011)

C. Improvement Area: Improvement area, including paved surfaces, the footprints of principal and accessory buildings, and other structures like decks, pergolas, pools, etc, shall be limited to 60% of the parcel area. The purpose of this overall improvement area for rather liberal construction on a residential property while preventing over- building; for parcels within a Shoreland or Wetland Management District, paved surfaces and building footprints shall be further limited to 25% of the parcel area. (Ord. 1515 12-05-16)

1. For the purposes of this section, “improvements” does not include yard ornaments, fences, retaining walls, gardens, planting beds, or other landscaping.
2. Within this improvement area limit, impervious surfaces shall be limited to 25% of the parcel area for parcels within a Shoreland or Wetland Management District to mitigate surface water impacts caused by excess storm water runoff. This impervious surface

limit may be exceeded, within the allowed improvement area and in compliance with pertinent regulations in Chapter 1017 of this Title, by receiving approval(s) from the City Engineer to mitigate excess storm water runoff, generated by additional hard surfaces, through technical analysis of building materials, soils, slopes, and other site conditions.

3. Within this improvement area limit, impervious surfaces shall be limited to 35% of the parcel area for all other parcels. The purpose of these further limits on impervious surfaces within the overall improvement area allowances is to prevent problems caused by excess storm water runoff. This impervious surface limit may be exceeded, within the allowed improvement area, by receiving approval(s) from the City Engineer to mitigate excess storm water runoff, generated by additional hard surfaces, through technical analysis of building materials, soils, slopes, and other site conditions. (Ord. 1508 08-22-16)

D. Building Arrangement: Buildings may be organized in several ways, including the examples in this section.

1. Arranged along the street without a common open space, as is typical for most residential lots. Open space is 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 is 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 multi-family developments. The open space area(s) for resident use is counted towards the overall density, toward lot coverage calculations, and as part of the lot area per unit.

(Ord. 1452, 09-09-2013)

1004.1011: 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 dwellings, small multi-family buildings, two-family and small-lot, one-family dwellings, along with related uses such as 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 1004-5	One-Family	Two-Family, Three-Family, &	Attached	Courtyard Cottage	Multifamily
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		Four-Family			
Minimum density	5 Units/net acre - averaged across development site				
Maximum density	12 Units/net acre - averaged across development site Up to 18 Units/net acre requires CUP				
Minimum density	5 Units/net acre - averaged across development site				
Minimum lot area per unit	4,800 Sq. Ft.	3,600 Sq. Ft.	3,600 Sq. Ft.	3,600 Sq. Ft.	3,600 Sq. Ft.
Minimum lot width	40 Feet	30 Feet/unit	N/a	30 Feet/unit	N/a
Maximum building height	30 45 Feet	30 45 Feet	35 45 Feet	45 feet	45 Feet
Maximum improvement area	65%				
Minimum front yard building setback					
Street - local	30 Feet a				
Street – non-local (A and B Minor Reliever and A Minor Augmentor)	NA	NA	zero feet b	NA	30 feet
Interior courtyard – 40 foot or less courtyard width	15 Feet c				
Interior courtyard – 41-45 foot courtyard width	10 feet c				
Interior courtyard – 45 feet or greater courtyard width	5 feet d				
Minimum side yard building setback					
Interior	5 Feet	5 Feet	5 Feet	5 Feet	10 Feet
Periphery	5 feet	5 feet	8 feet	5 feet	20 feet

Corner/street	10 Feet	10 Feet	15 Feet	10 Feet	20 Feet
Reverse corner/street	Equal to existing front yard of adjacent lot, but not greater than 30 feet				
Minimum rear yard building setback					
Interior	0 feet				
Periphery	30 feet	30 feet	45 feet	30 feet	45 feet
Minimum periphery alley setback	10 feet e				
<p>a. Covered entries and porches sheltering (but not enclosing) front doors are encouraged and may extend into the required front yard to a setback of 22 feet from the front street right-of-way line.</p> <p>b. Zero feet setback for non-enclosed porch or 15 feet from A/B Minor Reliever or A Minor Augmentor, whichever is greater.</p> <p>c. Covered entries and porches sheltering (but not enclosing) front doors are encouraged and may extend into the required front yard to a setback of 4 feet to the front courtyard parcel boundary.</p> <p>d. Where courtyards are equal to or exceed 45 feet, covered entries and porches sheltering (but not enclosing) front doors may extend to the front courtyard parcel boundary.</p> <p>e. Requires landscaping and/or fencing approved by the community development department.</p>					

C. Building Arrangement: Buildings may be organized in several ways, including the examples in this section:

1. Arranged along the street without a common open space, as is typical for most residential lots. Open space is 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 is 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 multi-family developments. The open space area(s) for resident use is counted towards the overall density, toward lot coverage calculations, and as part of the lot area per unit.

1004.4412: HIGH DENSITY RESIDENTIAL DISTRICTS (HDR-1 AND HDR-2)

A. Statement of Purpose: The HDR districts ~~are~~ 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 related uses such as 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 1004-6	HDR-1		HDR-2
	Attached	Multifamily	Multifamily
Minimum density	12 Units/net acre		
Maximum density	24 Units/net acre ^b Higher than 24 Units/net acre requires CUP		36 Units/net acre ^e
Minimum density	12 Units/net acre		24 Units/net acre
Maximum building height	35 55 Feet Higher than 55 Feet requires CUP	45 55 Feet ^d Higher than 55 Feet requires CUP	65 Feet ^e
Maximum improvement area	75%		85%
Minimum front yard building setback			
Street	30 Feet		10 Feet
Interior courtyard	10 Feet		15 Feet
Minimum side yard building setback			
Interior – adjacent to LDR-4 or LMDR LDR-2,	8 Feet (end unit)	20 Feet, or 50% of building height, whichever is greater	20 feet or 50% of building height, whichever is greater ^a

and MDR			
Interior – adjacent all other districts	8 Feet (end unit)	10 feet or 50% of building height, whichever is greater	10 feet or 50% of building height, whichever is greater ^a
Corner	15 Feet	20 Feet	20% Height of the building ^a
Minimum rear yard building setback	30 Feet		20 feet or 50% of building height, whichever is greater ^a
Upper floors stepback – side or rear property line adjacent to or front property line facing LDR or LMDR districts	All floors above the third story shall be stepped back a minimum of 8 feet from the ground floor façade; if the entire building (ground floor) is placed at the upper floors stepback, an additional stepback is not required for the upper floors		
<p>a. The City may require a greater or lesser setback based on surrounding land uses.</p> <p>b. Density in the HDR-1 district may be increased to 36 units/net acre with approved conditional use.</p> <p>c. Density in the HDR-2 district may be increased to more than 36 units/net acre with approved conditional use.</p> <p>d. Building height over 45 feet and under 65 feet requires an approved conditional use in the HDR-1</p> <p>e. Building height over 65 feet requires an approved conditional use in HDR-2</p>			

(Ord. 1405, 2-28-2011) (Ord. 1511 10-24-16)

C. Building Arrangement: Buildings may be organized in several ways, including the examples in this section:

1. Arranged along the street without a common open space. Open space is 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 is 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 multi-family developments. The open space area(s) for resident use is counted towards the overall density, toward lot coverage calculations, and as part of the lot area per unit.

(Ord. 1403, 12-13-2010) (Ord. 1464, 03-24-2014)

CHAPTER 1005 COMMERCIAL AND MIXED-USE DISTRICTS

SECTION:

- 1005.01: Statement Of Purpose
- 1005.02: Design Standards
- 1005.03: Table of Allowed Uses
- 1005.04: Neighborhood ~~Mixed Use (MU-1) Business (NB)~~ District
- 1005.05: ~~Community Mixed Use (MU-2A & MU-2B) Districts~~
- 1005.~~0506~~: ~~Corridor Mixed Use (MU-3) Community Business (CB)~~ District
- 1005.~~0607~~: ~~Core Mixed Use (MU-4) Regional Business (RB)~~ Districts
- ~~1005.07: Community Mixed Use (CMU) Districts~~

(Ord. 1483, 10/26/2015)

1005.01: STATEMENT OF PURPOSE

The ~~commercial and~~ mixed-use districts are designed to:

- A. Promote an appropriate mix of commercial, office, and residential development types within the community;
- B. Provide attractive, inviting, high-quality retail shopping and service areas, mixed-use sites, including vertical mixed-use, and medium and high-density residential projects that are conveniently and safely accessible by multiple travel modes including vehicle, walking, and bicycling;
- C. Improve the community's mix of land uses, including vertical mixed-use, by encouraging mixed medium- and high-density residential uses with high quality commercial and employment uses in designated areas. Mixed-use is a development type that blends residential, commercial, entertainment, or other uses, where those functions are physically and functionally integrated, and that provides pedestrian connections;
- D. Encourage appropriate transitions between higher-intensity uses within commercial and mixed use centers and adjacent lower-density residential districts; and
- E. Encourage sustainable design practices that apply to buildings, private development sites, and the public realm in order to enhance the natural environment.

(Ord. 1542 2-12-2018)

1005.02: ~~A.~~ DESIGN STANDARDS – NON-RESIDENTIAL AND MIXED USE PROJECTS

The following standards apply to new buildings and major expansions of existing buildings (i.e., expansions that constitute 50% or more of building floor area), and changes in use in all commercial and mixed-use districts. Design standards apply only to the portion of the building or site that is undergoing alteration.

- A. Corner Building Placement: At intersections, buildings shall have front and side facades aligned at or near the front property line.
- B. Entrance Orientation: Where appropriate and applicable, primary building entrances shall be oriented to the primary abutting public street. Additional entrances may be oriented to a secondary street or parking area. Entrances shall be clearly visible and identifiable from the street and delineated with elements such as roof overhangs, recessed entries, landscaping, or similar design features. (Ord. 1415, 9-12-2011)
- C. Vertical Facade Articulation: Buildings shall be designed with a base, a middle, and a top, created by variations in detailing, color, and materials. A single-story building need not include a middle.
 - 1. The base of the building should include elements that relate to the human scale, including doors and windows, texture, projections, awnings, and canopies.
 - 2. Articulated building tops may include varied rooflines, cornice detailing, dormers, gable ends, stepbacks of upper stories, and similar methods.
- D. Horizontal Facade Articulation: Facades greater than 40 feet in length shall be visually articulated into smaller intervals of 20 to 40 feet by one or a combination of the following techniques:
 - 1. Stepping back or extending forward a portion of the facade;
 - 2. Variations in texture, materials or details;
 - 3. Division into storefronts;
 - 4. Stepbacks of upper stories; or
 - 5. Placement of doors, windows and balconies.
- E. Window and Door Openings:
 - 1. For nonresidential uses, windows, doors, or other openings shall comprise at least 60% of the length and at least 40% of the area of any ground floor facade fronting a public street. At least 50% of the windows shall have the lower sill within three feet of grade.
 - 2. For nonresidential uses, windows, doors, or other openings shall comprise at least 20% of side and rear ground floor facades not fronting a public street. On upper stories, windows or balconies shall comprise at least 20% of the facade area.
 - 3. On residential facades, windows, doors, balconies, or other openings shall comprise at least 20% of the facade area.

4. Glass on windows and doors shall be clear or slightly tinted to allow views in and out of the interior. Spandrel (translucent) glass may be used on service areas.
 5. Window shape, size, and patterns shall emphasize the intended organization and articulation of the building facade.
 6. Displays may be placed within windows. Equipment within buildings shall be placed at least 5 feet behind windows.
- F. Materials: All exterior wall finishes on any building must be a combination of the following materials: No less than 60% face brick; natural or cultured stone; pre-colored or factory stained or stained on site textured pre-cast concrete panels; textured concrete block; stucco; glass; fiberglass; or similar materials and no more than 40% pre-finished metal, cor-ten steel, copper, premium grade wood with mitered outside corners (e.g., cedar redwood, and fir), or fiber cement board. Under no circumstances shall sheet metal aluminum, corrugated aluminum, asbestos, iron plain or painted, or plain concrete block be acceptable as an exterior wall material on buildings within the city. Other materials of equal quality to those listed, may be approved by the Community Development Department.
- G. 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 on street-facing facades. All facades shall contain window openings. This standard may be waived by the Community Development Department for uses that include elements such as service bays on one or more facades.
- H. Maximum Building Length: Building length parallel to the primary abutting street shall not exceed 200 feet without a visual break such as a courtyard or recessed entry, except where a more restrictive standard is specified for a specific district.
- I. Garages Doors and Loading Docks: Overhead doors, refuse, recyclables, and/or compactors shall be located, and to the extent feasible, on rear or side facades that do not front a public street, to the extent feasible, residential garage doors should be similarly located. Overhead doors of attached residential garages on a building front shall not exceed 50% of the total length of the building front. Where overhead doors, refuse, recyclables, and/or compactors abut a public street frontage, a masonry screen wall comprised of materials similar to the building, or as approved by the Community Development Department, shall be installed to a minimum height to screen all activities. (Ord. 1415, 9-12-2011) (Ord. 1443 & 1444, 06-17-2013)
- J. Rooftop Equipment: Rooftop equipment, including rooftop structures related to elevators, shall be completely screened from eye level view from contiguous properties and adjacent streets. Such equipment shall be screened with parapets or other materials similar to and compatible with exterior materials and architectural treatment on the structure being served. Horizontal or vertical slats of wood material shall not be utilized for this purpose. Solar and wind energy equipment is exempt from this provision if screening would interfere with system operations.

(Ord. 1435, 4-08-2013) (Ord. 1494A, 2/22/2016)

~~SECTION 3. §1005.02, Design Standards is further amended as follows:~~

1005.02.B03: DESIGN STANDARDS – MULTI-FAMILY PROJECTS

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, major expansions (i.e., expansions that constitute 50% or more of building floor area), and changes in use. 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 Facade Design: No blank walls are permitted to face public streets, walkways, or public open space. Street-facing facades shall incorporate offsets in the form of projections and/or recesses in the facade plane at least every 40 feet of facade 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 5 feet into the required setbacks. In addition, at least one of the following design features shall be applied on a street-facing facade to create visual interest:
 1. Dormer windows or cupolas;
 2. Recessed entrances;
 3. Covered porches or stoops;
 4. Bay windows with a minimum 12-inch projection from the facade plane;
 5. Eaves with a minimum 6 inch projection from the facade plane; or
 6. 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 on street-facing facades. All facades 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 Chapter 1011, Property Performance Standards.

- F. Detached Garages: The exterior materials, design features, and roof forms of garages shall be compatible with the principal building served.
- G. Attached Garages: Garage design shall be set back and defer to the primary building face. Front loaded garages (toward the front street), if provided shall be set back a minimum of 5 feet from the predominant portion of the principal use. (Ord. 1405, 2-28- 2011)
- 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 Chapter 1019, Parking and Loading Areas.
- I. Exterior Wall Finishes: All exterior wall finishes on any building must be a combination of the following materials: face brick, natural or cultured stone, textured concrete block, stucco, wood, vinyl, siding, fiber-reinforced cement board and prefinished metal, or similar materials approved by the Community Development Department. (Ord. 1494A, 2-22-2016)

(Ord. 1542 2-12-2018)

1005.0304: TABLE OF ALLOWED USES

Table 1005-1 lists all permitted and conditional uses in the commercial and mixed use 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 as “NP” are not permitted in the districts where designated.
- D. A “Y” in the “Standards” column indicates that specific standards must be complied with, whether the use is permitted or conditional. Standards for permitted uses are included in Chapter 1011 of this Title; standards for conditional uses are included in Section 1009.02 of this Title.
- E. Combined Uses: Allowed uses may be combined within a single building, meeting the following standards:
 1. Residential units in mixed-use buildings shall be located above the ground floor or on the ground floor to the rear of nonresidential uses;
 2. Retail and service uses in mixed-use buildings shall be located at ground floor or lower levels of the building; and
 3. Nonresidential uses are not permitted above residential uses.

Table 1005-1	NBMU-1	MU-2A	MU-2B	CBMU-3	RB-4MU-4	RB-2	Stand
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Comment [LC3]: Uses from Table 1005.5 have been added here (from the CMU table) and not marked as a change

Office Uses							
Office	P	P	P	P	P	<u>P</u>	
Clinic, medical, dental or optical	P	P	P	P	P	<u>P</u>	
Office showroom	NP	C	P	P	P	<u>P</u>	
Retail, general and personal service*	P	P	P	P	P	<u>P</u>	
Commercial Uses							
Animal boarding, kennel/day care (indoor)	P	C	P	P	P	<u>P</u>	Y
Animal boarding, kennel/day care (outdoor)	NP	NP	NP	C	C	<u>C</u>	Y
Animal hospital, veterinary clinic	P	P	P	P	P	<u>P</u>	Y
Bank, financial institution	P	P	P	P	P	<u>P</u>	
Club or lodge, private	P	P	P	P	P	<u>P</u>	
Day care center	P	P	P	P	P	<u>P</u>	Y
Grocery store	C	P	P	P	P	<u>P</u>	
Health club, fitness center	C	P	P	P	P	<u>P</u>	
<u>Laboratory for research, development and/or testing</u>	<u>NP</u>	C	P	<u>NP</u>	<u>NP</u>		
Learning studio (martial arts, visual/performing arts)	C	P	P	P	P	<u>P</u>	
Limited production and processing-principal	NP	C	P	NP	NP	<u>P</u>	
Limited warehousing and distribution	NP	C	C	NP	NP	<u>P/C</u>	Y
Liquor store	C	C	P	P	P	<u>P</u>	

Comment [LC4]: This and other uses added to the table (highlighted & underlined below) are those uses that were listed in the CMU use table, but now that the tables have been combined, they are shown as a change to this table.

Lodging: hotel, motel	NP	NP	P	P	P	P	
Mini-storage	NP	NP	NP	P	P	P	
Mortuary, funeral home	P	C	P	P	P	P	
Motor fuel sales (gas station)	C	NP	C	P	P	P	Y
Motor vehicle repair, auto body shop	NP	NP	C	C	P	P	Y
Motor vehicle rental/leasing	NP	NP	NP	P	P	P	Y
Motor vehicle dealer (new vehicles)	NP	NP	NP	NP	P	P	
Movie theater, cinema	NP	NP	P	P	P	P	
Outdoor display	P	P	P	P	P	P	Y
Outdoor storage, equipment and goods	NP	NP	NP	NP	C	C	Y
Outdoor storage, fleet vehicles	NP	NP	NP	P	P	P	Y
Outdoor storage, inoperable/out of service vehicles or equipment	NP	NP	NP	C	P	P	Y
Outdoor storage, loose materials	NP	NP	NP	NP	NP	NP	
Pawn shop	NP	NP	NP	C	C	C	
Parking	C	C	C	C	C	C	
Restaurant, Fast Food	NP	C	C	P	P	P	
Restaurant, Traditional	P	P	P	P	P	P	
Brewpub	P	P	P	P	P	P	
Brewery	NP	C NP	C	NP	C	C	
Microbrewery	C	C	C	C	P	P	

Distillery	C	C	C	C	P	P	
Residential Family Living							
<u>Dwelling, one-family detached</u>	P	C	NP	NP	NP		
<u>Dwelling, two-family detached (duplex)</u>	P	P NP	P NP	NP	NP		
<u>Dwelling, two-family attached (twinhome)</u>	P	P	P	NP	NP		
<u>Dwellings, courtyard cottage</u>	P	P	P	NP	NP		
Dwelling, one-family attached (townhome, rowhouse)	P NP	P	P	P NP	P NP	NP	
<u>Dwelling, three-family</u>	P	P C	P C	NP P	NP P		
<u>Dwelling, four-family</u>	P	P C	P C	NP P	NP P		
Dwelling, multi-family (3-8 units per building)	P NP	P C	P C	P NP	P NP	NP	
Dwelling, multi-family (upper stories in mixed-use building)	P	C NP	C	P	P C	C	
Dwelling, multi-family (more than 8 units per building)	C	C	P C	P NP	P C	C	
Dwelling unit, accessory	NP	P	NP P	NP	NP	NP	Y
Live-work unit	P C	P	P	P NP	P NP	NP	Y
<u>Manufactured home park</u>	C	C	C	C	C		

Residential Group Living							
Community residential facility, state licensed, 1-6 persons	NP	C	C	NP	NP		Y
Community residential facility, state licensed, serving 7-16 persons	C	C	C	NP	NP	NP	Y
Student Housing	NP	NP	NP	P	P	P	Y
Nursing home, assisted living facility	C	C	C	C	C	C	Y
Civic and Institutional Uses							
College, or post-secondary school, campus	NP	NP	NP	NP	P	P	Y
College or post-secondary school, office-based	P	P	P	P	P	P	Y
Community center, library, municipal building	NP	P	P	NP	P	P	
Place of assembly	P	C	P	P	P	P	Y
School, elementary or secondary	NP	NP	NP	NP	P	P	Y
Theater, performing arts center	NP	C	P	NP	P	P	Y
Utilities and Transportation							
Essential services	P	P	P	P	P	P	
Park-and-ride facility	NP	NP	P	P	P	P	
Transit center	NP	NP	P	P	P	P	
Accessory Uses, Buildings and Structures							
Accessory buildings for storage of business supplies and equipment	P	P	P	P	P	P	Y
Accessibility ramp and other	P	P	P	P	P	P	

accommodations							
Bed & Breakfast establishment	NP	C	C	NP	NP		
Communications equipment (TV, shortwave radio)	NP	P	P	NP	NP		
Day care family/group family	NP	P	NP	NP	NP		
Detached garage and off-street parking spaces	P	P	P	P	P	P	Y
Drive-through facility	C	NP	C	C	C	C	Y
Gazebo, arbor, patio, play equipment	P	P	P	P	P	P	Y
Home occupation	P	P	P	NP	NP	NP	Y
Limited production and processing – accessory	P	C	P	P	P	P	
Renewable energy system	P	P	P	P	P	P	Y
Roomer/boarder	NP	P	P	NP	NP		
Swimming pool, hot tub, spa	P	P	P	P	P	P	Y
Telecommunications tower	C	C	C	C	C	C	Y
Tennis and other recreational courts	C	P	P	C	P	P	Y
Taproom	C	C	P	P	P	P	
Cocktail Room	C	C	P	P	P	P	
Temporary Uses							
Temporary building for construction purposes	P	P	P	P	P	P	Y
Sidewalk sales, boutique sales	P	P	P	P	P	P	Y
Portable storage container	P	P	P	P	P	P	Y

(Ord. 1405, 2-28-2011) (Ord. 1427, 7-9-2012) (Ord. 1445, 7-8-2013) (Ord. 1469, 06-09-2014)
 (Ord. 1483, 10/26/2015) (Ord. 1545, 3-26-2018) (Ord. 1563, 08-27-2018)

1005.0405: NEIGHBORHOOD MIXED USE (MU-1) BUSINESS (NB) DISTRICT

A. Statement of Purpose: The Neighborhood **Mixed Use Business** District is designed to provide a limited range of neighborhood-scale retail, service, and office uses in proximity to residential neighborhoods or integrated with residential uses. The **MU-1NB** district is also intended to:

1. Encourage mixed use at underutilized retail and commercial intersections;
2. Encourage development that creates attractive gateways to City neighborhoods;
3. Encourage pedestrian connections between Neighborhood **Mixed Use Business** areas and adjacent residential neighborhoods;
4. Ensure that buildings and land uses are scaled appropriately to the surrounding neighborhood; and
5. Provide adequate buffering of surrounding neighborhoods.

B. Design Standards: The standards in Section **1005.021005.03** shall apply except building length parallel to the primary abutting street shall not exceed 160 feet without a visual break such as a courtyard or recessed entry.

C. Dimensional Standards:

Table 1005-2	
Minimum lot area	No requirement
Maximum building height	35 feet
Minimum front yard building setback	No requirement
Minimum side yard building setback	6 feet where windows are located on a side wall or on an adjacent wall of an abutting property 20 feet or 50% of building height, whichever is greater, from residential lot boundary Otherwise not required
Minimum rear yard building	25 feet from residential lot boundary

setback	10 feet from nonresidential boundary
Minimum surface parking setback	5 feet

D. Residential Density:

1. Residential densities shall not be lower than 5 units per acre.
2. Residential densities shall not exceed 12 units per acre.
3. Minimum lot size for one-family detached dwellings shall be 6,000 square foot per lot.

E. Improvement Area: The total improved area, including paved surfaces and the footprints of principal and accessory buildings and structures, shall not exceed 85%75% of the total parcel area.

F. Frontage Requirement: Buildings at corner locations shall be placed within five feet of the lot line on either street for a distance of at least 20 feet from the corner.

G. Parking Placement: Surface parking shall not be located between the front facade of a building and the abutting street. Parking shall be located to the rear or side of the principal building. Parking abutting the primary street frontage is limited to 50% of that lot frontage.

H. Screening from Residential Property: Screening along side and rear lot lines abutting residential properties is required, consistent with Chapter 1011 of this Title.

1005.0706: COMMUNITY MIXED USE (MU-2)MIXED-USE (CMU) DISTRICTS

A. Statement of Purpose: The Community Mixed Use (MU-2)Mixed-Use Districts are designed to encourage the development or redevelopment of mixed use mixed-use centers that may include residential, office, commercial, park, civic and institutional, utility and transportation, park, and open space uses. The Comprehensive Plan's goal is for Community Mixed Use areas to incorporate residential land uses accounting for at least 10% of the overall mixed-use area. Complementary uses should be organized into cohesive districts in which mixed-or single-use buildings are connected by streets, sidewalks and trails, and open space to create a pedestrian-oriented environment. The MU-2 CMU Districts are intended to be applied to areas of the City guided for redevelopment and may represent varying degrees of intensification with respect to land use, hours of operation, or building height.

1. The MU-2ACMU-1 District is the most a more restrictive mixed-use district, limiting building height and excluding the most intensive land uses, and is intended for application to redevelopment areas adjacent to low-density residential neighborhoods.
2. The MU-2BCMU-2 District is less restrictive, being open to a wider variety of land uses and building height, and is intended for areas adjacent to higher-density residential neighborhoods and higher intensity non-residential areas to provide transition from higher-density development to parks and other natural areas.

3. ~~The CMU-3 District is intended for moderate intensity development, suitable for transitions between higher and lower intensity districts.~~
 4. ~~The CMU-4 District is a more intensive mixed-use district, intended for areas close to high-traffic roadways and large-scale commercial developments.~~
- B. Regulating Plan: ~~MU-2 CMU~~ districts must be guided by a regulating plan for each location where it is applied. A regulating plan uses graphics and text to establish requirements pertaining to the following kinds of parameters. Where the requirements for an area governed by a regulating plan are in conflict with the design standards established in Section ~~1005.021005.03~~ of this Title, the requirements of the regulating plan shall supersede, and where the requirements for an area governed by a regulating plan are silent, Section ~~1005.021005.03~~ shall control.
1. Street and Block Layout: The regulating plan defines blocks and streets based on existing and proposed street alignments. New street alignments, where indicated, are intended to identify general locations and required connections but not to constitute preliminary or final engineering.
 2. Street Type: The regulating plan may include specific street design standards to illustrate typical configurations for streets within the district, or it may use existing City street standards. Private streets may be utilized within the ~~MU-2 CMU~~ districts where defined as an element of a regulating plan.
 3. Parking
 - a. Locations: Locations where surface parking may be located are specified by block or block face. Structured parking is treated as a building type.
 - b. Shared Parking or District Parking: A district-wide approach to off-street parking for nonresidential or mixed uses is preferred within the ~~MU-2 CMU~~ districts. Off-street surface parking for these uses may be located up to 300 feet away from the use. Off-street structured parking may be located up to 500 feet away from the use.
 - c. Parking Reduction and Cap: Minimum off-street parking requirement for uses within the ~~MU-2 CMU~~ districts may be reduced to 75% of the parking requirements in Chapter 1019 of this Title. Maximum off-street parking shall not exceed the minimum requirement unless the additional parking above the cap is structured parking.
 4. Building and Frontage Types: Building and frontage types are designated by block or block face. Some blocks are coded for several potential building types; others for one building type on one or more block faces.
 5. Build to Areas: Build to Areas indicate the placement of buildings in relation to the street.
 6. Uses: Permitted and conditional uses may occur within each building type as specified in ~~Table 1005-1~~~~Table 1005-5~~, but the vertical arrangement of uses in a mixed-use building may be further regulated in a regulating plan

(Ord. 1415, 9-12-2011) (Ord. 1467, 04-21-2014) (Ord. 1483, 10/26/2015)

C. Regulating Plan Approval Process: A regulating plan may be developed by the City as part of a zoning amendment following the procedures of Section 1009.06 of this Title and thus approved by City Council. (Ord. 1415, 9-12-2011)

D. Amendments to Regulating Plan: Minor extensions, alterations or modifications of proposed or existing buildings or structures, and changes in street alignment may be authorized pursuant to Section 1009.05 of this Title. (Ord. 1415, 9-12-2011)

E. Twin Lakes Regulating Plan Map:

Figure 1005-1: Twin Lakes Regulating Plan Map, west of Fairview Avenue

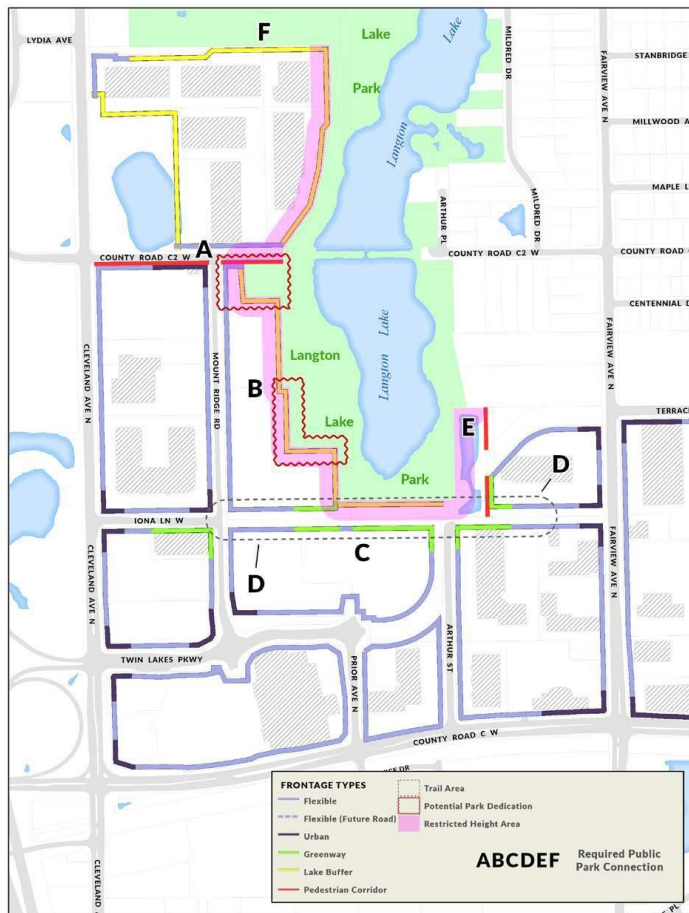
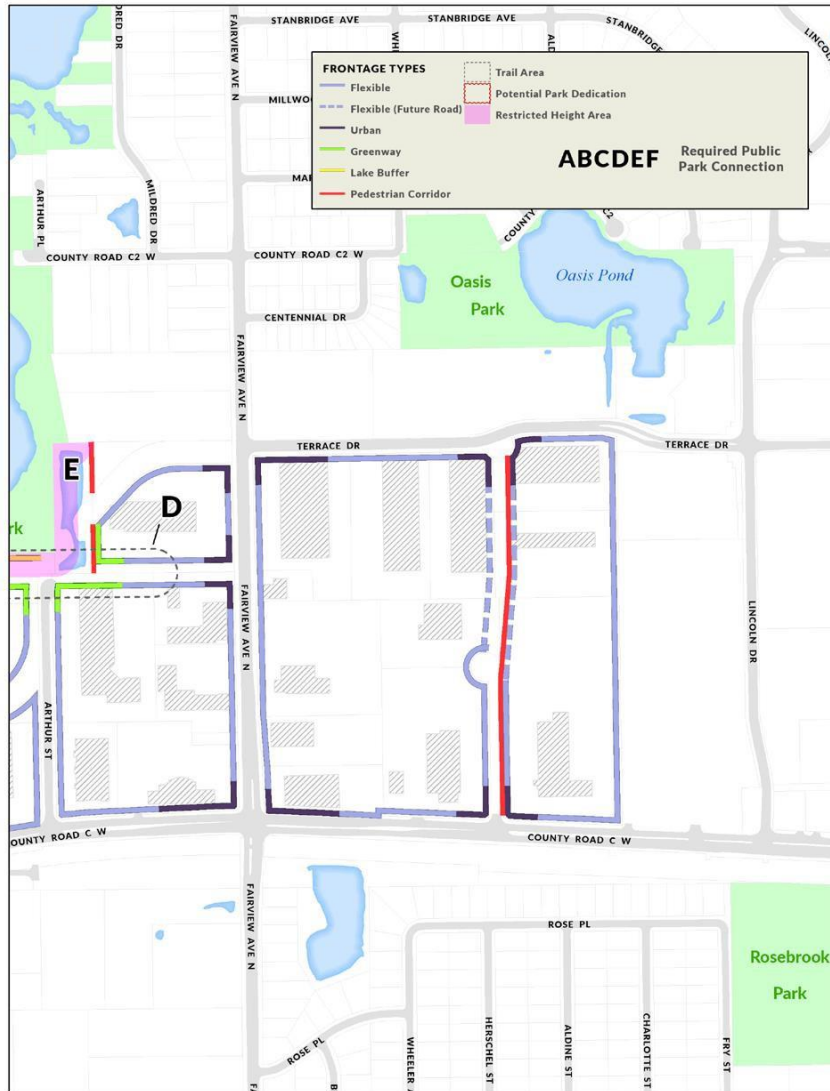
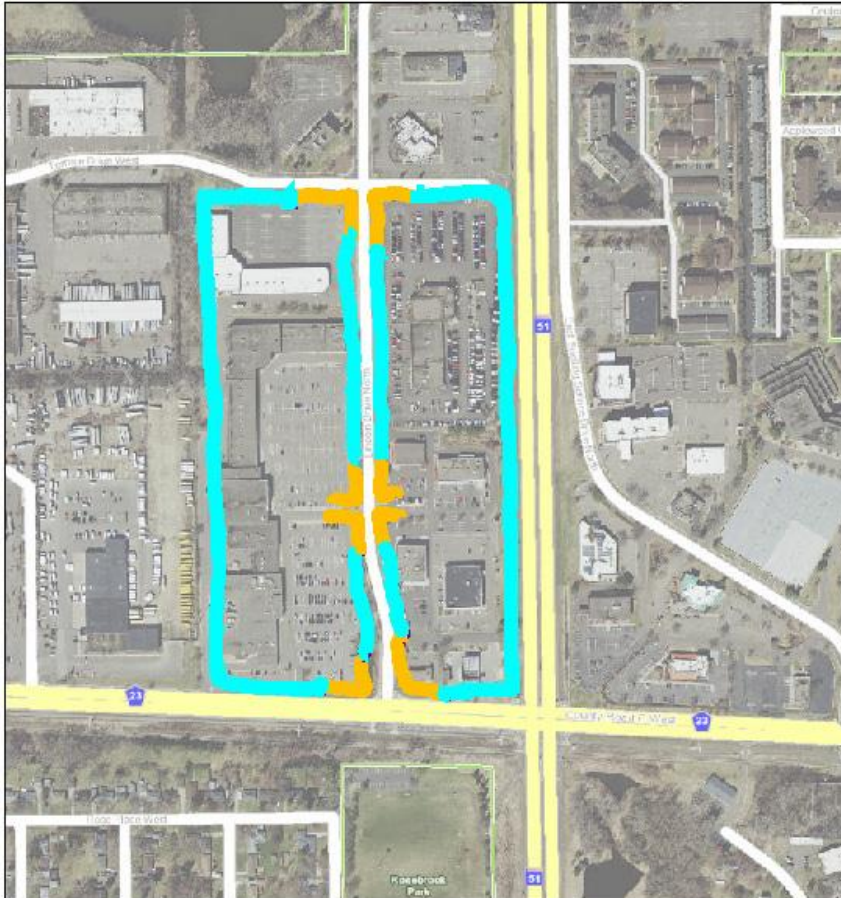


Figure 1005-2: Twin Lakes Regulating Plan Map, east of Fairview Avenue

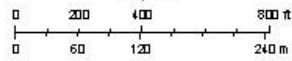


Draft Regulating Plan Map



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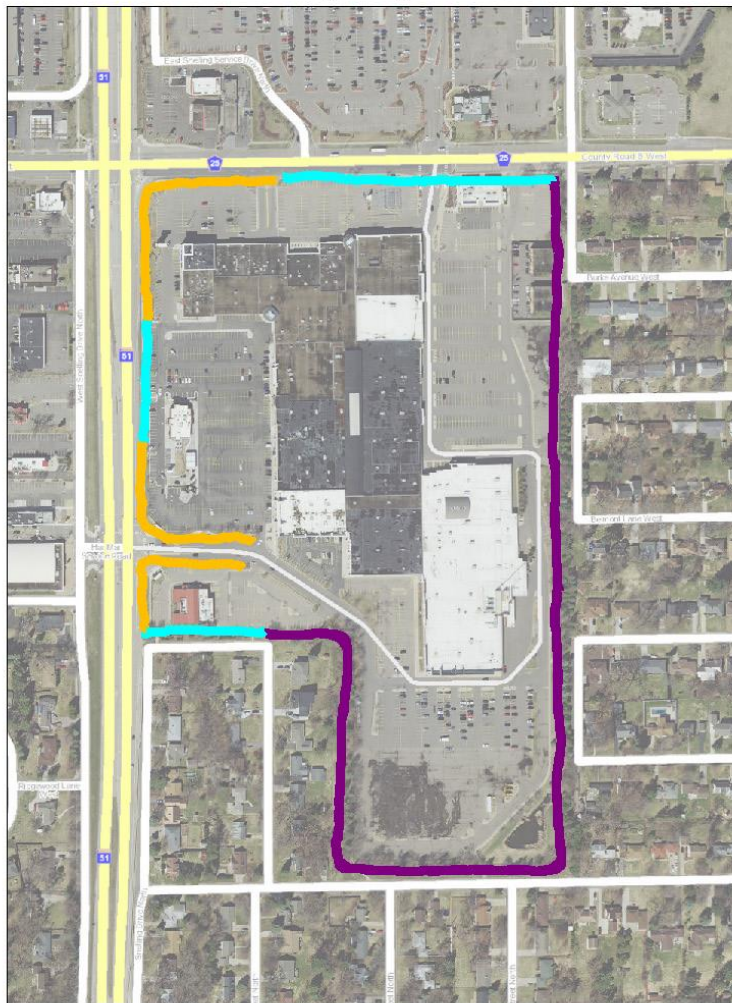


- Urban Frontage 
- Flexible Frontage 
- Greenway Frontage 

Ramsey County
Ramsey County MN

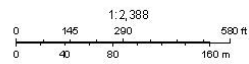
Figure 1005-3: HarMar Mall Regulating Plan

Draft Regulating Plan Map



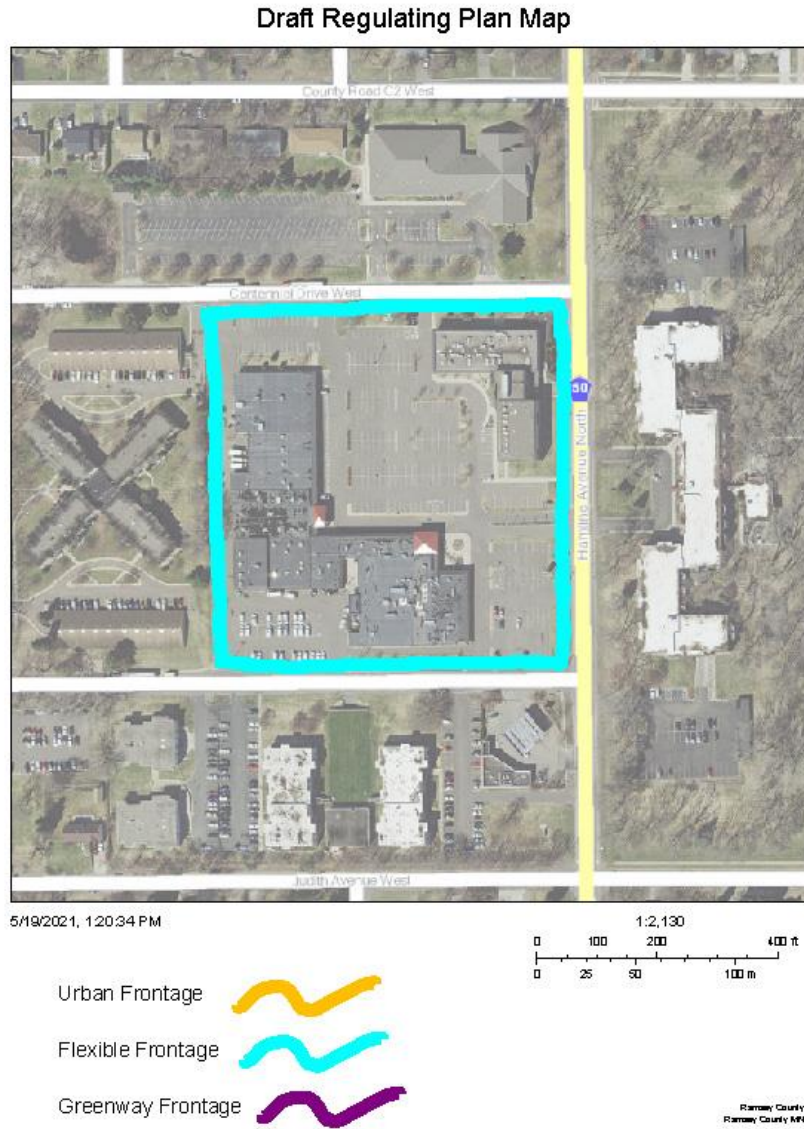
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- Urban Frontage 
- Flexible Frontage 
- Greenway Frontage 



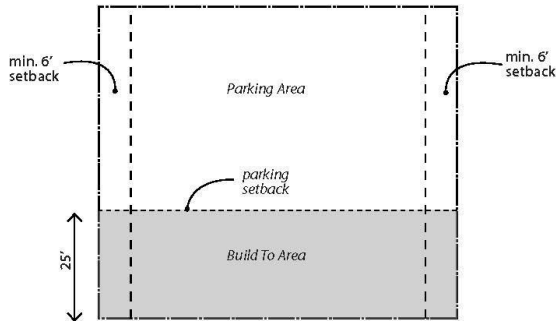
Rainey Co LLC

Figure 1005-4: Hamline Shopping Center Regulating Plan Map



1. Greenway Frontage

a. Siting



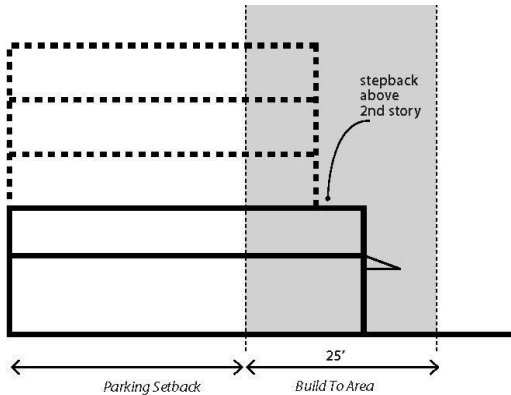
i. Build To Area

- A. Refer to Regulating Plan Map (Figure 1005-1) for location of the Build To Area. Building may be placed anywhere within the Build to Area.
- B. At least 90% of the lineal Build To Area shall be occupied by the front facade of the building.
- C. Within 30 feet of a block corner, the ground story facade shall be built within 10 feet of the corner.

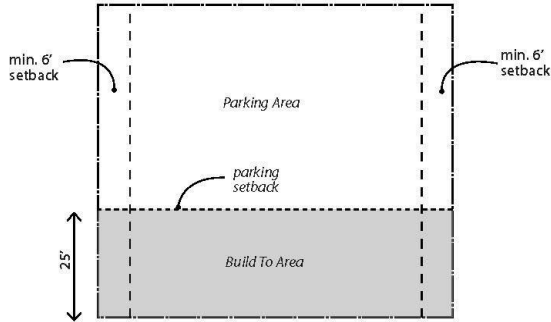
b. Undeveloped and Open Space

- i. Lot coverage shall not exceed 85%.
- ii. Undeveloped and open space created in front of a building shall be designed as a semi-public space, used as a forecourt, outdoor seating, or other semi- public uses.

c. Building Height and Elements



- i. Ground Floor: Finished floor height shall be a maximum of 18" above sidewalk.
 - ii. Height is limited to 35 feet in the **MU-2A CMU-1** district and within the Restricted Height Area surrounding Langton Lake Park; elsewhere, building height is limited to 65 feet.
 - iii. Facade
 - A. The primary facade (facades fronting the Build To Areas, a Pedestrian Corridor, park or public street) of all buildings shall be articulated into distinct increments such as stepping back or extending forward, use of storefronts with separate windows and entrances; arcade awnings, bays and balconies; variation in roof lines; use of different but compatible materials and textures.
 - B. Blank lengths of wall fronting a public street or pedestrian Connection shall not exceed 20 feet.
 - C. Building facades facing a pedestrian or public space shall include at least 30% windows and/or entries.
 - D. All floors above the second story shall be stepped back a minimum of 8 feet from the ground floor facade.
 - iv. Entries: Entries shall be clearly marked and visible from the sidewalk. Entries are encouraged at least every 50 feet along the Greenway Frontage.
2. Urban Frontage
- a. Siting



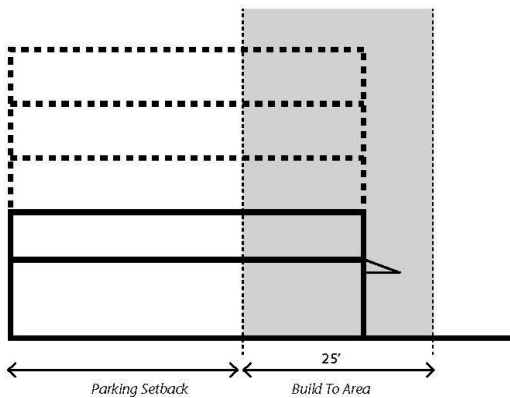
i. Build To Area

- A. Refer to Regulating Plan Map (Figure 1005-1) for location of the Build To Area. Building may be placed anywhere within the Build to Area.
- B. At least 50% of the lineal Build To Area shall be occupied by the front facade of the building.
- C. Within 30 feet of a block corner, the ground story facade shall be built within 10 feet of the corner.
- D. If a building does not occupy the Build To Area, the parking setback must include a required landscape treatment consistent with Sections 4 and 5 below.

ii. Undeveloped and Open Space

- A. Lot coverage shall not exceed 85%.
- B. Undeveloped and open space created in front of a building shall be designed as a semi-public space, outdoor seating, or other semi-public uses.

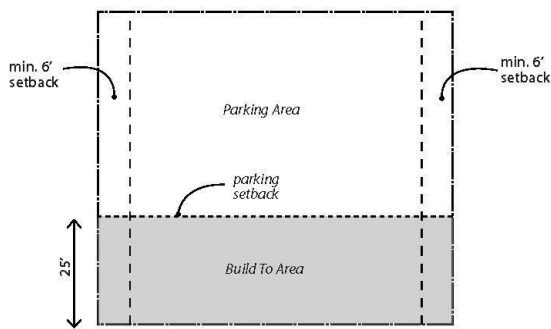
b. Building Height and Elements



- i. Height is limited to 35 feet in the **MU-2A CMU-4** district and within the Restricted Height Area surrounding Langton Lake Park; elsewhere, building height is limited to 65 feet.
- ii. Facade
 - A. The primary facade (facade fronting the Build To Areas, a Pedestrian Corridor, park or public street) of all buildings shall be articulated into distinct increments such as stepping back or extending forward, use of storefronts with separate windows and entrances; arcade awnings, bays and balconies; variation in roof lines; use of different but compatible materials and textures.
 - B. Blank lengths of wall fronting a public street or pedestrian connection shall not exceed 30 feet.
- iii. Entries: Entries shall be clearly marked and visible from the sidewalk. Entries are encouraged at least every 100 feet along the Urban Frontage.

3. Flexible Frontage

a. Siting



i. Build To Area

- A. Refer to Regulating Plan Map (Figure 1005-1) for location of the Build To Area. Building may be placed anywhere within the parcel, but building placement is preferred in the Build To Area.
- B. Building placement is preferred in the Build To Area. If a building does not occupy a Build To Area, the parking setback must include a required landscape treatment consistent with Sections 4 and 5 below.
- C. On Flexible Frontage sites located at or near pedestrian corridors or roadway intersections, where building placement is not to be in the build- to area, the City will require additional public amenities or enhancements including, but not limited to, seating areas, fountains or other water features, art, or other items, to be placed in the build-to area, as approved by the Community

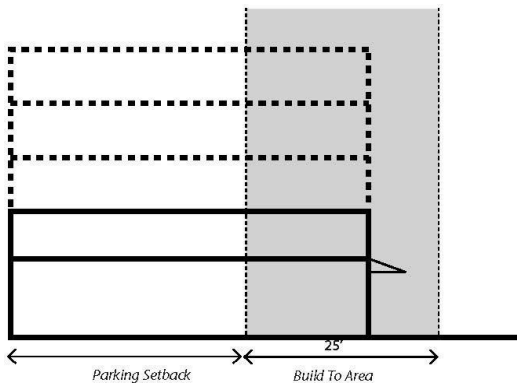
Development Department.

ii. Undeveloped and Open Space

A. Lot coverage shall not exceed 85%.

B. Undeveloped and open space created in front of a building shall be designed as a semi-public space, outdoor seating, or other semi-public uses.

b. Building Height and Elements



i. Height is limited to 35 feet in the **MU-2A CMU-1** district and within the Restricted Height Area surrounding Langton Lake Park; elsewhere, building height is limited to 65 feet.

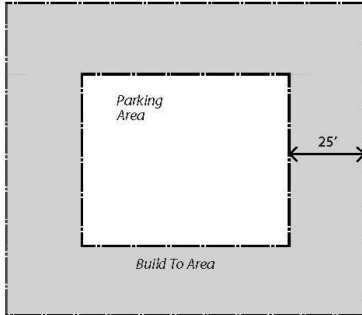
ii. Facade

A. Blank lengths of wall fronting a public street or pedestrian connection shall not exceed 30 feet.

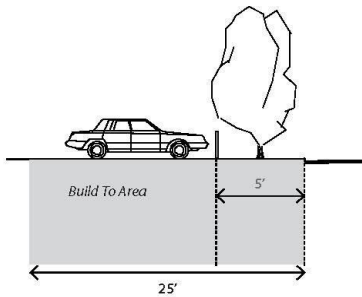
B. The primary facade (facade fronting the Build To Areas, a Pedestrian Corridor, park or public street) of all buildings shall be articulated into distinct increments such as stepping back or extending forward, use of storefronts with separate windows and entrances; arcade awnings, bays and balconies; variation in roof lines; use of different but compatible materials and textures.

iii. Entries: Entries shall be clearly marked and visible from the sidewalk.

4. Parking

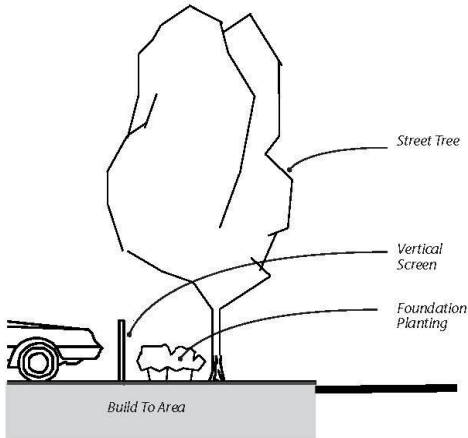


- a. Parking shall be located behind the Build To Area/parking setback line.
- b. Driveways and/or curb cuts are not allowed along the Greenway Frontage.
- c. Parking Within the Build To Area: Where parking is allowed within the Build To Area, parking shall be set back a minimum of 5 feet from the property line, and shall be screened by a vertical screen at least 36" in height (as approved by the Community Development Department) with the required landscape treatment.



- d. Parking Contiguous to Langton Lake Park: Parking on property contiguous to Langton Lake Park shall be set back a minimum of 15 feet from the property line. The setback area shall be landscaped consistent with the requirements of Section 1011.03 of this Title.

5. Landscaping

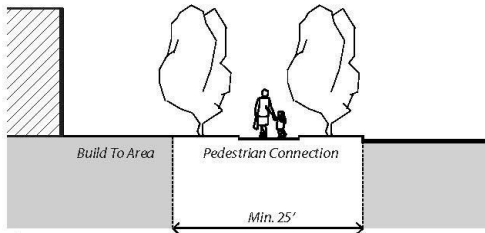


- a. Greenway Frontage: 1 tree is required per every 30 linear feet of Greenway Frontage
- b. Urban and Flexible Frontage
 - i. 1 tree is required per every 30 linear feet of Urban and/or Flexible Frontage. ii. Parking Within the Build To Area: If parking is located within the Build To Area, the required vertical screen in the setback area shall be treated with foundation plantings, planted at the base of the vertical screen in a regular, consistent pattern.

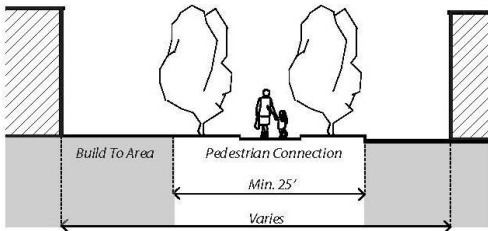
6. Public Park Connections

- a. Each pedestrian corridor identified below shall be a minimum of 25 feet wide and include a paved, multi-use path constructed to specifications per the City of Roseville. Each pedestrian connection shall also contain the following minimum landscaping:
 - i. 13-caliper-inch tree for every 20 lineal feet of the length of the pedestrian corridor. Such trees shall be hardy and urban tolerant, and may include such varieties as red buckeye, green hawthorn, eastern red cedar, amur maackia, Japanese tree lilac, or other variety approved by the Community Development Department.
 - ii. 12 5-gallon shrubs, ornamental grasses, and/or perennials for every 30 lineal feet of the pedestrian corridor. Such plantings may include varieties like hydrangea, mockorange, ninebark, spirea, sumac, coneflower, daylily, Russian sage, rudbeckia, sedum, or other variety approved by the Community Development Department.
 - iii. All plant materials shall be within planting beds with wood mulch.
- b. County Road C2 Connection: A pedestrian corridor shall be built that connects

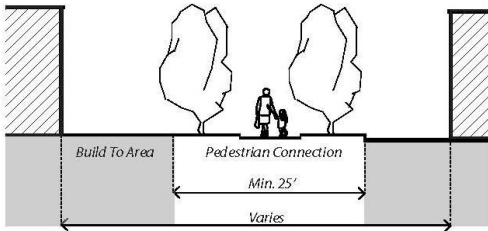
adjacent properties to the Langton Lake Park path.



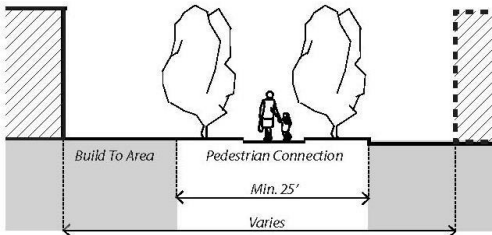
- c. Langton Lake Park/Mount Ridge Road Connection: A pedestrian corridor shall be built that connects Mount Ridge Road to the Langton Lake Park path.



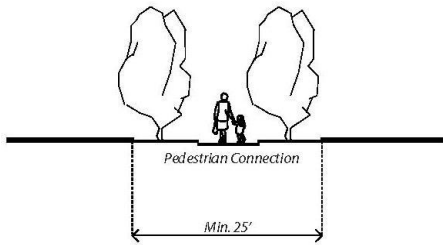
- d. Langton Lake Park/Prior Avenue Connection: A pedestrian corridor shall be built that connects Prior Avenue to the the Langton Lake Park path.



- e. Iona Connection



- i. A pedestrian corridor shall be built that connects Mount Ridge Road to Fairview Avenue, intersecting with Langton Lake Park and Twin Lakes Parkway.
- ii. The pedestrian corridor shall take precedent over the Build To Area. In any event, the relationship of buildings to the pedestrian corridor shall be consistent with the required frontage.
- f. Langton Lake Connection: A pedestrian corridor shall be built that connects the adjacent properties to Langton Lake Park path.



(Ord. 1403, 12-13-2010) (Ord. 1415, 9-12-2011) (Ord. 1467, 4-21-2014)

F. TABLE OF ALLOWED USES

1. Uses marked as "P" are permitted in the districts where designated.
2. Uses marked with a "C" are allowed as conditional uses in the districts where designated, in compliance with all applicable standards.
3. Uses marked as "NP" are not permitted in the districts where designated.
4. A "Y" in the "Standards" column indicates that specific standards must be complied with, whether the use is permitted or conditional. Standards for permitted uses are included in Chapter 1011 of this Title; standards for conditional uses are included in Section 1009.02 of this Title.
5. Combined uses: Allowed uses may be combined within a single building, meeting the following standards:
 - a. Residential units in mixed-use buildings shall be located above the ground floor or on the ground floor to the rear of nonresidential uses;
 - b. Retail and service uses in mixed-use buildings shall be located at ground floor or lower levels of the building; and
 - c. Nonresidential uses are not permitted above residential uses.

Table 1005-5	CMU-1	CMU-2	CMU-3	CMU-4	Standards
Office Uses					

Clinic, medical, dental, or optical	P	P	P	P	
General	P	P	P	P	
Office showroom	C	P	P	P	
Commercial Uses					
Animal Boarding (exclusively indoors)	C	P	P	P	Y
Animal Boarding (outdoors)	NP	NP	NP	NP	
Animal hospital/veterinary clinic	P	P	P	P	Y
Bank/financial institution	P	P	P	P	
Club or lodge, private	P	P	P	P	
Daycare center	P	P	P	P	Y
Grocery store	P	P	P	P	
Health club/fitness center	P	P	P	P	
Learning studio (martial arts, visual or performing arts)	P	P	P	P	
Liquor store	C	P	P	P	
Lodging (hotel)	NP	NP	NP	P	
Mini-storage	NP	NP	NP	NP	
Mortuary/funeral home	C	P	P	P	
Motor fuel sales (gas station)	NP	C	C	C	Y
Motor vehicle rental/leasing	NP	C	C	C	Y
Motor vehicle repair, auto body shop	NP	NP	NP	NP	Y
Motor vehicle dealer (new vehicles)	NP	NP	NP	NP	
Movie theater	NP	P	P	P	

Outdoor display	P	P	P	P	Y
Outdoor storage, equipment and goods	NP	NP	NP	NP	Y
Outdoor storage, fleet vehicles	NP	NP	NP	NP	Y
Outdoor storage, inoperable vehicles/equipment	NP	NP	NP	NP	
Outdoor storage, loose materials	NP	NP	NP	NP	
Parking	C	C	C	C	
Pawn shop	NP	NP	NP	NP	
Restaurants, fast food	C	C	P	P	
Restaurants, fast food w/ drive-through	NP	NP	NP	NP	
Restaurants, traditional	P	P	P	P	
Retail, general and personal service	P	P	P	P	
Retail, large format	NP	NP	NP	C	
Vertical mixed use	NP	C	P	P	
Brewpub	P	P	P	P	
Microbrewery	C	C	P	P	
Industrial Uses					
Laboratory for research, development and/or testing	C	P	P	P	
Light industrial	NP	NP	NP	NP	
Limited production/processing	C	P	P	P	
Limited warehousing/distribution	C	C	C	C	Y
Manufacturing	NP	NP	NP	NP	

Warehouse	NP	NP	NP	NP	
Brewery	NP	NP	C	C	
Distillery	C	C	C	C	
Residential Family Living					
Accessory dwelling unit	P	P	NP	NP	Y
Live-work unit	P	P	P	P	Y
Manufactured home park	C	C	C	C	
Multi-family (≥3 units/building)	C	C	C	C	
One-family attached (duplex or twinhome)	NP	NP	NP	NP	
One-family attached (townhome or row-house)	P	P	P	P	
One-family detached	C	C	NP	NP	
Residential Group Living					
Assisted living	C	C	C	C	
Nursing home	C	C	C	C	Y
State-licensed facility for 1-6 persons	C	C	C	C	Y
State-licensed facility for 7-16 persons	C	C	C	C	Y
Student housing	NP	NP	NP	NP	
Civic and Institutional Uses					
College, campus setting	NP	NP	NP	NP	Y
College, office setting	P	P	P	P	Y
Community center, library, municipal building	P	P	P	P	

Elementary/secondary school	NP	NP	NP	NP	Y
Hospital	NP	NP	NP	NP	
Place of assembly	C	P	P	P	Y
Theater/performing arts center	C	P	P	P	Y
Accessory Uses, Buildings, and Structures					
Accessibility ramp/other accommodations	P	P	P	P	
Bed & Breakfast establishment	C	C	C	C	
Communications equipment (TV, shortwave radio)P	P	P	P	P	Y
Day care family/group family	P	P	NP	NP	Y
Detached garage/off-street parking	P	P	P	P	Y
Drive-throughs	NP	NP	C	C	Y
Gazebo, arbor, patio, play equipment	P	P	P	P	Y
Home occupation	P	P	P	P	Y
Renewable energy system	P	P	P	P	Y
Roomer/boarder	P	P	P	P	Y
Storage building	P	P	NP	NP	Y
Swimming pool, hot tub, spa	P	P	P	P	Y
Telecommunication tower	C	C	C	C	Y
Tennis/other recreational court	P	P	P	P	Y
Taproom	C	C	P	P	
Cocktail Room	C	C	P	P	
Temporary Uses					

Temporary building for construction purposes	P	P	P	P	Y
Sidewalk sales, boutique sales	P	P	P	P	Y
Portable storage container	P	P	P	P	Y
Utilities/Transportation Uses					
Essential services	P	P	P	P	
Park and ride facility	NP	P	P	P	
Transit Center	NP	P	P	P	

~~(Ord. 1483, 10/26/2015) (Ord. 1566, 10/22/2018)~~

1005.0507: CORRIDOR MIXED USE (MU-3) COMMUNITY BUSINESS (CB) DISTRICT

A. Statement of Purpose: The ~~Community Business Corridor Mixed Use~~ District is designed for shopping areas with moderately scaled retail and service uses, including shopping centers, ~~and~~ freestanding businesses, ~~and as well as high density residential and~~ mixed-use buildings with upper-story residential uses. ~~The Comprehensive Plan's goal is for Corridor Mixed Use areas to incorporate residential land uses accounting for at least 10% of the overall mixed-use area. The MU-3 District is~~ ~~CB Districts are~~ intended to be located in areas with visibility and access to the arterial street system. The district is also intended to:

1. Encourage and facilitate pedestrian, bicycle and transit access; and
2. Provide adequate buffering of surrounding neighborhoods.

B. Dimensional Standards:

Table 1005-3	
Minimum Lot Area	No requirement
Maximum building height	40 45 feet
Front yard building setback (min – max)	0 to 25 feet ^a
Minimum side yard building setback	6 feet where windows are located on a side wall of an abutting property 20 feet or 50% of building height, whichever is greater, from residential lot boundary Otherwise not required
Minimum rear yard building setback	25 feet from residential lot boundary 10 feet from nonresidential boundary
Minimum surface parking setback	5 feet
<p>a Unless it is determined by the Community Development Department that a certain setback minimum distance is necessary for the building or to accommodate public infrastructure.</p> <p>B Unless greater setbacks are required under Section 1011.12 E.1. of this Title.</p>	

C. Residential Density:

1. Residential densities shall not be less than 13 units per acre.

2. Residential densities shall not exceed 36 24 units per acre.

D. Improvement Area: The total improved area, including paved surfaces and footprints of principal and accessory buildings and structures, shall not exceed 85% of the total parcel area.

E. Frontage Requirement: A minimum of 30% of building facades abutting a primary street shall be placed within 25 feet of the front lot line along that street.

F. Surface Parking: Surface parking on large development sites shall be divided into smaller parking areas with a maximum of 100 spaces in each area, separated by landscaped areas at least 10 feet in width. Landscaped areas shall include pedestrian walkways leading to building entrances.

G. Parking Placement: When parking is placed between a building and the abutting street, the building shall not exceed a maximum setback of 85 feet, sufficient to provide a single drive aisle and two rows of perpendicular parking along with building entrance access and required landscaping. This setback may be extended to a maximum of 100 feet if traffic circulation, drainage, and/or other site design issues are shown to require additional space. Screening alongside and rear lot lines abutting residential properties is required, consistent with Chapter 1011 of this Title.

1005.0608: CORE MIXED USE (MU-4) REGIONAL BUSINESS (RB) DISTRICTS

A. Statement of Purpose: The MU-4 RB District is designed for businesses that provide goods and services to a regional market area, including regional-scale malls, shopping centers, large-format stores, multi-story office buildings and automobile dealerships, as well as high density residential uses. The Comprehensive Plan's goal is for Core Mixed Use areas to incorporate residential land uses accounting for at least 10% of the overall mixed-use area. The MU-4 RB Districts are is intended for locations with visibility and access from the regional highway system. The district is also intended to:

1. Encourage a "park once" environment within districts by enhancing pedestrian movement and a pedestrian-friendly environment;
2. Encourage high quality building and site design to increase the visual appeal and continuing viability of development in the MU-4 RB District; and
3. Provide adequate buffering of surrounding neighborhoods.

B. Design Standards: The standards in Section 1005.02 shall apply except that ground floor facades that face or abut public streets shall incorporate one or more of the following features along at least 60% of their horizontal length:

1. Windows and doors with clear or slightly tinted glass to allow views in and out of the

interior. Spandrel (translucent) glass may be used on service areas;

2. Customer entrances;
3. Awnings, canopies, or porticoes; and
4. Outdoor patios or eating areas.

C. Dimensional Standards:

Table 1005-4	Non-Residential and Mixed Use	Multi-Family Uses
Minimum lot area	No requirement	No requirement
Maximum improvement area	85%	85%
Minimum density	NA 20 Units/net acre	2420 Units/net acre
Maximum density	NA 36 Units/net acre ^b	36 Units/net acre ^b
Maximum building height	65 feet	400 65 feet
	Higher than 65 feet, up to 100 feet requires CUP	Higher than 65 feet, up to 100 feet requires CUP
Minimum front yard building setback	No requirement (see frontage requirement below)	
Minimum side yard building setback		
Street	No requirement (see frontage requirement below)	Minimum 5 feet to deck, porch or patio, 10 feet to principle structure
Interior courtyard	NA	15 Feet
Interior	6 feet where windows are located on a side wall or on an adjacent wall of an abutting property 20 feet or 50% of building height, whichever is greater, from residential lot boundary	NA

	Otherwise not required	
Interior - adjacent to LDR-1, LMDR, LDR-2, and MDR	NA	20 feet or 50% of building height, whichever is greater ^a
Interior - adjacent all other district	NA	10 feet or 50% of building height, whichever is greater ^a
Corners	NA	20% Height of the building ^a
Minimum rear yard building setback		
Minimum rear yard building setback	25 feet or 50% of building height, whichever is greater, from residential lot boundary	25 feet or 50% of building height, whichever is greater ^a
	10 feet from nonresidential boundary ^a	
Minimum surface parking setback	5 feet	5 feet
<p>a The City may require a greater or lesser setback based on surrounding land uses.</p> <p>b Density may be increased to more than 36 units/net acre with approved conditional use</p>		

(Ord. 1542 2-12-2018)

- D. Improvement Area: The total improved area, including paved surfaces and footprints of principal and accessory buildings or structures, shall not exceed 85% of the total parcel area.
- E. Frontage Requirement: A development must utilize one or more of the three options below for placement of buildings and parking relative to the primary street:
 1. At least 50% of the street frontage shall be occupied by building facades placed within 20 feet of the front lot line. No off-street parking shall be located between the facades meeting this requirement and the street.
 2. At least 60% of the street frontage shall be occupied by building facades placed within 65 feet of the front lot line. Only 1 row of parking and a drive aisle may be placed within this setback area.
 3. At least 70% of the street frontage shall be occupied by building facades placed within

85 feet of the front lot line. Only 2 rows of parking and a drive aisle may be placed within this setback area.

- F. Access and Circulation: Within shopping centers or other large development sites, vehicular circulation shall be designed to minimize conflicts with pedestrians.
- G. Surface Parking: Surface parking on large development sites shall be divided into smaller parking areas with a maximum of 100 spaces in each area, separated by landscaped areas at least 10 feet in width. Landscaped areas shall include pedestrian walkways leading to building entrances.
- H. Standards for Nighttime Activities: Uses that involve deliveries or other activities between the hours of 10:00 P.M. and 7:00 A.M. (referred to as “nighttime hours”) shall meet the following standards:
1. Off-street loading and unloading during nighttime hours shall take place within a completely enclosed and roofed structure with the exterior doors shut at all times.
 2. Movement of sweeping vehicles, garbage trucks, maintenance trucks, shopping carts, and other service vehicles and equipment is prohibited during nighttime hours within 300 feet of a residential district, except for emergency vehicles and emergency utility or maintenance activities.
 3. Snow removal within 300 feet of a residential district shall be minimized during nighttime hours, consistent with the required snow management plan.

CHAPTER 1006 EMPLOYMENT DISTRICTS

SECTION:

- 1006.01: Statement Of Purpose
- 1006.02: Design Standards
- 1006.03: Table Of Allowed Uses
- 1006.04: **Employment Area (E-1) and Employment Center (E-2) Office/Business Park (BP) Districts**
- 1006.05: Industrial (I) District

1006.01: STATEMENT OF PURPOSE

The employment districts are designed to foster economic development and redevelopment and to enhance opportunities for business expansion and growth. They are also intended to:

- A. Encourage reinvestment, revitalization, and redevelopment of retail, office, and industrial properties to maintain a stable tax base, provide new living-wage job opportunities, and increase the aesthetic appeal of the city;

- B. Encourage appropriate transitions between higher-intensity uses within employment centers and adjacent lower-density residential districts; and
- C. Encourage sustainable design practices that apply to buildings, private development sites, and the public realm.

1006.02: DESIGN STANDARDS

The following standards apply to all development within the employment districts.

- A. Landscaping: All yard space between the building setback line and the street right-of-way line not utilized for driveways, parking of vehicles, or pedestrian elements shall be landscaped with grass, trees, and other landscape features as may be appropriate.
- B. Entrance Orientation: At least one building entrance shall be oriented to the primary abutting public street. The entrance must have a functional door. Entrances shall be clearly visible and identifiable from the street.
- C. Materials: All exterior wall finishes on any building must be a combination of the following materials: No less than 60% face brick; natural or cultured stone; textured pre-cast concrete panels, pre-colored or factory stained or stained on site textured concrete block; stucco; glass; fiberglass; or similar materials and no more than 40% pre-finished metal, cor-ten steel, copper, premium grade wood with mitered outside corners (e.g., cedar, redwood, and fir), or fiber cement board. Under no circumstances shall sheet metal aluminum, corrugated aluminum, asbestos, iron plain or painted, or plain concrete block be acceptable as an exterior wall material on buildings within the city. Other new materials of equal quality to those listed may be approved by the Community Development Department.
- D. Overhead Doors: Overhead Doors shall be located on rear or side facades
- E. Rooftop Equipment: Rooftop equipment, including rooftop structures related to elevators, shall be completely screened from eye level view from contiguous properties and adjacent streets. Such equipment shall be screened with parapets or other materials similar to and compatible with exterior materials and architectural treatment on the structure being served. Horizontal or vertical slats of wood material shall not be utilized for this purpose. Solar and wind energy equipment is exempt from this provision if screening would interfere with system operations.
- F. 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.

(Ord. 1435, 4-8-2013) (Ord. 1494A, 2/22/2016)

1006.03: TABLE OF ALLOWED USES

Table 1006-1 lists all permitted and conditional uses in the employment 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 as “NP” are not permitted in the districts where designated.
- D. “Y” in the “Standards” column indicates that specific standards must be complied with, whether the use is permitted or conditional. Standards for permitted uses are included in Chapter 1011, Property Performance Standards; standards for conditional uses are included in Chapter 1009, Procedures.

Table 1006-1	E-1 O/BR	E-2 O/BR-1	I	Standards
Office and Health Care Uses				
Office	P	P	P	
Clinic, medical, dental, or optical	P	P	NP	
Hospital	C	C	NP	
Office showroom	P	P	P	
College or post-secondary school, office-based	P	P	P	
Manufacturing, Research, and Wholesale Uses				
Artisan workshop	NP	NP	P	Y
Asphalt plant, batch or other	NP	NP	NP	
Catering establishment	NP	NP	P	
Concrete plant, batch or other	NP	NP	NP	
Contractor's yard	NP	C	P	
Contractor's yard - limited	NP	C	P	
Crushing of aggregate as a principal use	NP	NP	NP	

Distribution center	NP	NP	P	
Fertilizer plant	NP	NP	NP	
Laboratory for research, development, and/or testing	P	P	P	
Leather and fur tanning, curing, finishing, and dyeing	NP	NP	NP	
Limited production and processing	P	P	P	
Limited warehousing and distribution	P/C	P/C	P	Y
Manufacturing and processing, no outdoor activities/	NP	NP	P	Y
Manufacturing and processing, outdoor activities/	NP	NP	C	Y
Outdoor Display	P	P	P	Y
Outdoor storage, equipment and goods	C	C	P	Y
Outdoor storage, fleet vehicles	C	C	P	Y
Outdoor storage, inoperable/out of service vehicles or equipment	C	C	P	Y
Outdoor storage, loose materials	NP	NP	C	Y
Manufacturing and processing of clay products, structural such as brick, fire brick, tile, and pipe	NP	NP	NP	
Manufacturing of insecticides, fungicides, disinfectants, and related industrial and household chemical compounds	NP	NP	NP	
Metal casting or foundry	NP	NP	NP	

Metals, precious and rare, reduction, smelting and refining	NP	NP	NP	
Parking	C	C	C	Y
Petroleum refinery	NP	NP	NP	
Printing	P	P	P	
Pulp processing plant (paper mill)	NP	NP	NP	
Recycling center	NP	NP	P	
Salvage or junk yard	NP	NP	NP	
Slaughtering of animals	NP	NP	NP	
Tire plant or tire recapping plant or facility	NP	NP	NP	
Warehouse	NP	P	P	
Wholesale establishment	P	P	P	
Wood treatment plant	NP	NP	NP	
Brewery	NP	NP	P	
Distillery	NP	NP	P	
Commercial Uses, Personal				
General retail sales and personal service***	P	P	NP	Y
Animal boarding, animal day care, kennel	NP	NP	P	Y
Animal hospital, veterinary clinic	P	P	NP	Y
Bank, financial institution	P	P	C	
Building materials sales, lumberyard	NP	NP	P	

Day care center	P	P	NP	Y
Health club, fitness center	C	C	NP	
Learning studio (martial arts, visual/performing arts)	P	P	NP	
Lodging: hotel, motel	P	P	P	
Mini-storage	NP	NP	P	
Motor fuel sales, gas station (includes repair)	C	C	P	Y
Motor vehicle repair, large	NP	NP	P	
Motor vehicle dealer, rental/leasing	NP	NP	C	Y
Restaurant, fast food	P	P	NP	Y
Restaurant, traditional	P	P	NP	
Brewpub	P	P	C	
Microbrewery	P	P	P	
Utilities and Transportation				
Essential services	P	P	P	
Motor freight terminal	NP	NP	C	
Park-and-ride facility	C	C	C	
Transit center	C	C	C	
Accessory Uses, Buildings, and Structures				
Accessory buildings for storage of business supplies and equipment	P	P	P	Y
Accessibility ramp and other accommodations	P	P	P	

Caretaker's dwelling	C	C	C	
Drive-through facility	C	C	NP	Y
Off-street parking spaces	P	P	P	Y
Telecommunications tower	C	C	C	Y
Renewable energy system	P	P	P	Y
Taproom	P	P	P	
Cocktail Room	P	P	P	

(Ord. 1427, 7-9-2012; Ord. 1544, 2-12-2018) (Ord. 1566, 10-22-2018)

1006.04: EMPLOYMENT AREA (E-1) AND EMPLOYMENT CENTER (E-2) OFFICE/BUSINESS PARK (BP) DISTRICTS

A. Statement of Purpose: The **Employment Area (E-1) and Employment Center (E-2) Business Park Districts** **is are** designed to foster the development of business parks that integrate complementary employment and related uses in an attractive, efficient and functional environment.

1. The districts **is are** also intended to:
 - a. Provide readily accessible services for employees;
 - b. Provide pedestrian, bicycle, and transit connections to and through the business park;
 - c. Maintain and improve the quality of the natural landscape within the business park; and
 - d. Provide appropriate transitions to surrounding neighborhoods and districts.
2. **The E-1 District is the more restrictive district, limiting uses to smaller scale offices and excluding the most intensive employment land uses, and is intended for application to smaller employment sites.**
3. **The E-2 District is less restrictive, being open to a wider mix of employment land uses, and is intended for larger employment areas located in close proximity to highways and major transportation corridors.**

B. Design Standards: The standards in Section 1006.02 shall apply, with the following additions:

1. Integrated Design: In the design of any business park, buildings and complementary

uses shall be connected in a logical and cohesive manner by streets, sidewalks, trails, open space, and natural areas that combine to create a pedestrian-friendly environment. A pattern of blocks and interconnected streets is preferred.

2. 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 on street-facing facades. All facades shall contain window openings. This standard may be waived by the Community Development Department for uses that include elements such as service bays on one or more facades.
3. Maximum Building Length: Building length parallel to the primary abutting street shall not exceed 200 feet without a visual break such as a courtyard or recessed entry.

C. Dimensional Standards:

Table 1006-2	
Minimum lot area	20,000 Square Feet
Minimum lot width	60 Feet
Maximum building height	60 Feet ^a
Minimum front yard building setback	See frontage requirement (E)
Minimum side yard building setback	10 Feet 40 Feet from residential lot boundary
Minimum rear yard building setback	10 Feet 40 Feet from residential lot boundary
Minimum Parking Setbacks	
Front yard	Equal to front yard building setbacks
Side or rear yard	5 Feet ^b 40 Feet from residential lot boundary
<p>a Increased building height allowed as a conditional use.</p> <p>b The Community Development Department may waive the minimum side and/or rear yard parking setbacks when parking facilities are to be shared with adjoining Employment</p>	

Districts properties.

(Ord. 1411, 6-13-2011)

- D. Improvement Area: The improved areas, including paved surfaces and footprints of principal and accessory buildings and structures, shall not exceed **75% in the E-1 District and 85% in the E-2 District** of the total development parcel area.
- E. Frontage Requirement: A development must utilize one or more of the three options below for placement of buildings and parking relative to the primary street:
 1. At least 50% of the street frontage shall be occupied by building facades placed within 20 feet of the front lot line. No off-street parking shall be located between the facades meeting this requirement and the street.
 2. At least 60% of the street frontage shall be occupied by building facades placed within 65 feet of the front lot line. Only one row of parking and a drive aisle may be placed within this setback area.
 3. At least 70% of the street frontage shall be occupied by building facades placed within 85 feet of the front lot line. Only two rows of parking and a drive aisle may be placed within this setback area.

1006.05: INDUSTRIAL (I) DISTRICT

- A. Statement of Purpose: The Industrial District is designed to provide suitable sites for manufacturing, assembly, processing, warehousing, laboratory, distribution, related office uses, and truck/transportation terminals. The district is also designed to:
 1. Minimize any external physical effects of such operations on surrounding less intensive uses;
 2. Encourage and facilitate pedestrian, bicycle, and transit access throughout the industrial areas of the city; and
 3. Encourage development of an attractive and well-landscaped physical environment within the industrial areas of the city.
- B. Design Standards: In addition to the standards in Section 1006.02, storage of inoperative vehicles and/or inoperative equipment shall be conducted entirely within an enclosed structure.
- C. Dimensional Standards:

Table 1006-3	
Minimum lot area	None

Maximum building height	60 Feet
Minimum front yard building setback	30 Feet
Minimum Side Yard Building Setbacks	
Interior	10 Feet 40 Feet from residential lot boundary
Corner	30 Feet from street right-of-way
Minimum rear yard building setback	20 Feet 40 Feet from residential lot boundary
Minimum Parking Setbacks	
Front or corner side yard	See parking placement (E)
Interior side or rear yard	5 Feet ^a 40 Feet from residential lot boundary
<p>a The Community Development Department may waive the minimum side and/or rear yard parking setbacks when parking facilities are to be shared with adjoining Employment Districts properties.</p>	

(Ord. 1411, 6-13-2011)

- D. Improvement Area: The improved areas, including paved surfaces and footprints of principal and accessory buildings and structures, shall not exceed 85% of the total development parcel area.
- E. Parking Placement: When parking is placed between a building and the abutting street, the building shall not exceed a maximum setback of 85 feet, sufficient to provide a single drive aisle and 2 rows of perpendicular parking along with building entrance access and required landscaping. This setback may be extended to a maximum of 100 feet if traffic circulation, drainage and/or other site design issues are shown to require additional space.
- F. Surface Parking: Surface parking on large development sites shall be divided into smaller parking areas with a maximum of 100 spaces in each area, separated by landscaped areas at least 10 feet in width. Landscaped areas shall include pedestrian walkways leading to building entrances.

(Ord. 1403, 12-13-2010)

CHAPTER 1009 OVERLAY DISTRICTS

SECTION:

1009.01: Statement of Purpose

1009.02: Bus Rapid Transit (BRT) Overlay District

1009.01: STATEMENT OF PURPOSE

Overlay Districts are designed to:

- A. Provide specialized guidance for specific geographic areas that may have a number of underlying zoning districts.**
- B. Comply with the Comprehensive Plan's land use guidance.**

1009.02: BUS RAPID TRANSIT (BRT) OVERLAY DISTRICT

A. Purpose

The Bus Rapid Transit (BRT) Overlay District is intended to:

- 1. Achieve the guidance of the Comprehensive Plan's future land use goals and policies.**
- 2. Promote higher residential density development within the half-mile walkshed of BRT stations.**
- 3. Establish standards above and beyond those existing in underlying zoning districts for those areas.**
- 4. Focus on enhancing pedestrian connections as part of development.**

B. Overlay District Boundaries: This section shall apply to all lands within the jurisdiction of the City of Roseville, Minnesota, shown on the official zoning map and/or the attachments thereto as meeting both of the following:

- 1. Located within the boundaries of the Bus Rapid Transit (BRT) Overlay District; and**
- 2. Having the underlying zoning of the following base zoning districts:**
 - a. HDR High Density Residential District**
 - b. MU-1 Neighborhood Mixed Use District**
 - c. MU-2 Community Mixed Use Districts**
 - d. MU-3 Corridor Mixed Use District**
 - e. MU-4 Core Mixed Use District**

C. Density Standards

- 1. Residential density shall be a minimum of 15 units per acre.**

D. Pedestrian and Bicycle Facilities Plan: Any expansion of existing buildings or uses, a change in use, or redevelopment of property will require submittal of a Pedestrian and Bicycle Facilities Plan prior to any City approval of proposed development. The Pedestrian and Bicycle Facilities Plan shall include the following:

1. Area map showing existing public and private pedestrian and bicycle facilities and destinations within a half-mile walkshed of the property.
2. Proposed pedestrian and bicycle facilities.
3. Proposed pedestrian and bicycle connections to existing or planned public sidewalks and trails, including pedestrian/bike street crossings.

E. Pedestrian and Bicycle Facilities Standards

1. Provision of pedestrian and bicycle connections to all existing or planned public sidewalks and trails, including pedestrian/bike street crossings, adjacent to the site.
2. Provision of pedestrian-oriented open space adjacent to BRT stations and major roadway intersections designed as a semi-public space, outdoor seating, or other semi-public uses.

CHAPTER 1010 PROCEDURES

SECTION:

- 1009.01: Administrative Deviation
- 1009.02: Conditional Uses
- 1009.03: Interim Uses
- 1009.04: Variances
- 1009.05: Changes to Approved Plans
- 1009.06: Zoning Changes
- 1009.07: Developer Open House Meetings
- 1009.08: Appeals

1010.01: ADMINISTRATIVE DEVIATION

A. Purpose: Administrative deviations are intended to encourage owners of residential properties in LDR-4 or LMDR/LDR-2 Districts to modernize and improve their properties while maintaining the overall character of the community. This is accomplished by allowing limited encroachments into certain required building and driveway setbacks and/or limited

textiles, wearing apparel, or similar articles, including drop-off of articles by customers or cleaning of articles dropped off at other locations.

DWELLING: A building or portion thereof designed or used primarily as living quarters for one or more families, but not including hotels or other accommodations for the transient public, lodging houses, housing cooperative or other group living arrangements.

DWELLINGS, COURTYARD COTTAGE: A development of one-family detached dwellings where a courtyard of open space fronts on the public street and the individual dwellings are accessed from shared driveways and serve the rear of the dwellings.

DWELLING, FOUR-FAMILY [QUADRUPLEX]: A building containing four dwelling units that are independent from one another, with yards on all sides of the building.

DWELLING, MULTI-FAMILY: A building, or portion of a building, designed exclusively for occupancy by ~~3~~ five or more families living independently of each other in individual dwelling units. ~~(See also "Multi-family Complex).~~

DWELLING, ONE-FAMILY ATTACHED [TOWNHOUSE, ROWHOUSE]: A one-family dwelling unit, with a private entrance, which is part of a structure whose dwelling units are attached horizontally in a linear arrangement, and having totally exposed front and rear walls to be used for access, light and ventilation.

DWELLING, ONE-FAMILY DETACHED: A building designed exclusively for and occupied exclusively by one family in one dwelling unit, with yards on all sides.

DWELLING, THREE-FAMILY [TRIPLEX]: A building containing three dwelling units that are independent from one another, with yards on all sides of the building.

DWELLING, TWO-FAMILY ATTACHED; [TWIN HOME]: A one-family dwelling which is attached on one side to another one-family dwelling with a common side wall, each of which is located on an individual lot.

DWELLING, TWO-FAMILY DETACHED [DUPLEX], TWO-FLAT: A building containing two dwelling units that are vertically stacked one above the other, with a separate entrance to each unit and with yards on all sides.

DWELLING, TWO-FAMILY, SPLIT: See dwelling, two family, twin.

DWELLING UNIT: One or more rooms which are arranged, designed or used as living quarters for one family only. Individual bathrooms and a complete kitchen facility, permanently installed, shall always be included with each dwelling unit. No dwelling unit may have more than one kitchen facility except that a single-family detached dwelling may have more than one kitchen facility provided the dwelling is designed, arranged or used as living quarters for one family only. For purposes of this exception, the family shall not include roomers.

DWELLING UNIT, ACCESSORY: A second dwelling unit contained within a single-family dwelling or within a detached building located on the same lot as a single-family dwelling. This definition includes accessory buildings constructed in connection with a private garage or a

Roseville

Zoning Code Update



Planning Commission Meeting June 10, 2021

Overview

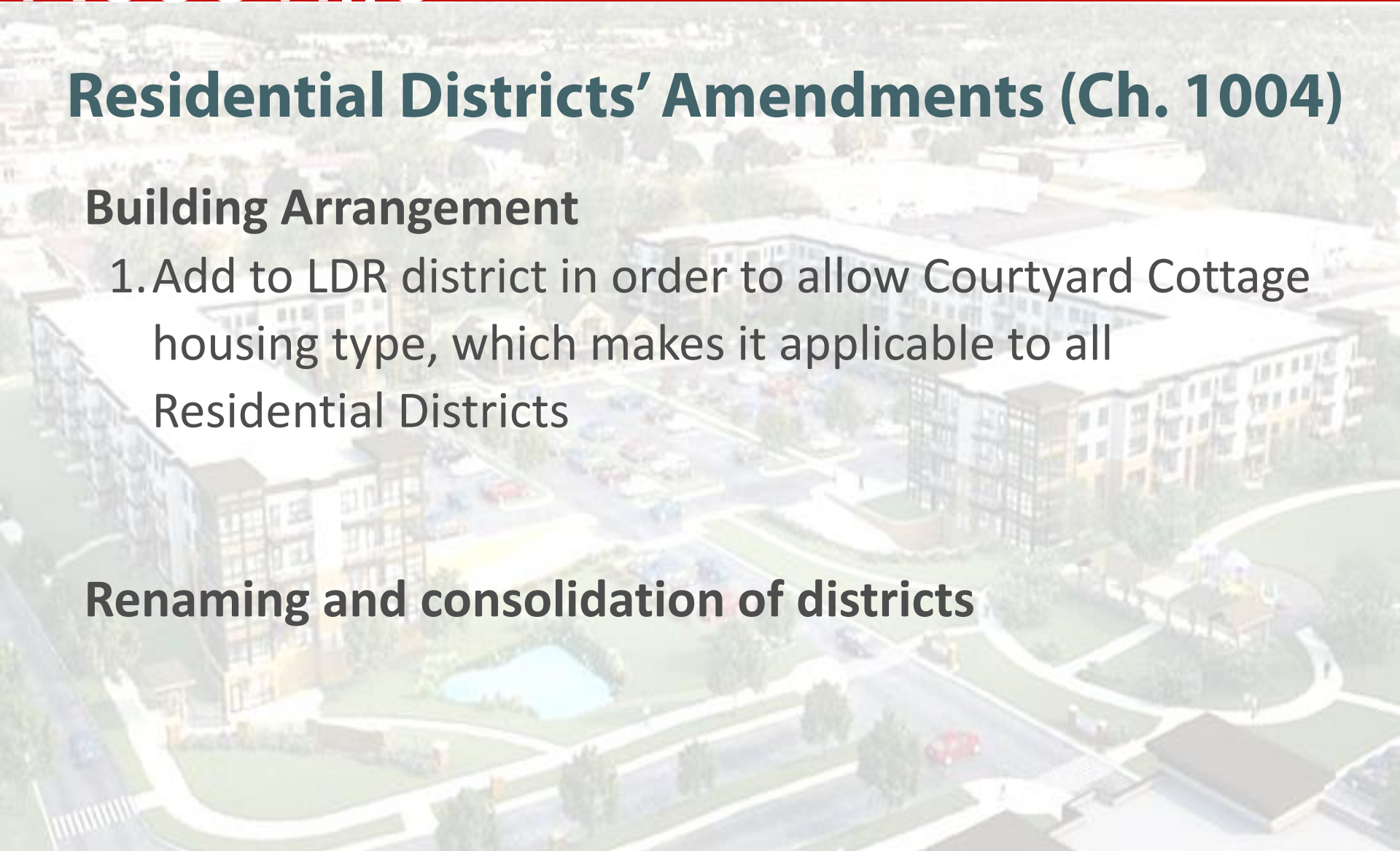
- 01 Residential Districts' Amendments (Ch. 1004)**
- 02 Mixed Use Districts' Amendments (Ch. 1005)**
- 03 Employment Districts' Amendments (Ch. 1006)**
- 04 New BRT Overlay District (Ch. 1009)**
- 05 Definitions Amendments (Ch. 1001)**
- 06 Next Steps**

Residential Districts' Amendments (Ch. 1004)

Building Arrangement

1. Add to LDR district in order to allow Courtyard Cottage housing type, which makes it applicable to all Residential Districts

Renaming and consolidation of districts



Residential Districts' Amendments (Ch. 1004)

Table of Allowed Uses (Table 1004-2)

1. Align residential uses/housing types by district with Comprehensive Plan land uses and densities
2. Add Courtyard Cottage housing type
3. Clarify triplex/quadruplex is different from attached single-family/townhouse

Residential Districts' Amendments (Ch. 1004)

LDR

1. Purpose Statement

- a. Update housing types allowed

2. Dimensional Standards (Table 1004-3)

- a. Note – Min Lot Width of 85 ft. is not a change
- b. Lot depth standard not needed

Residential Districts' Amendments (Ch. 1004)

LMDR

1. Purpose Statement

- a. Update housing types allowed

2. Dimensional Standards (Table 1004-4)

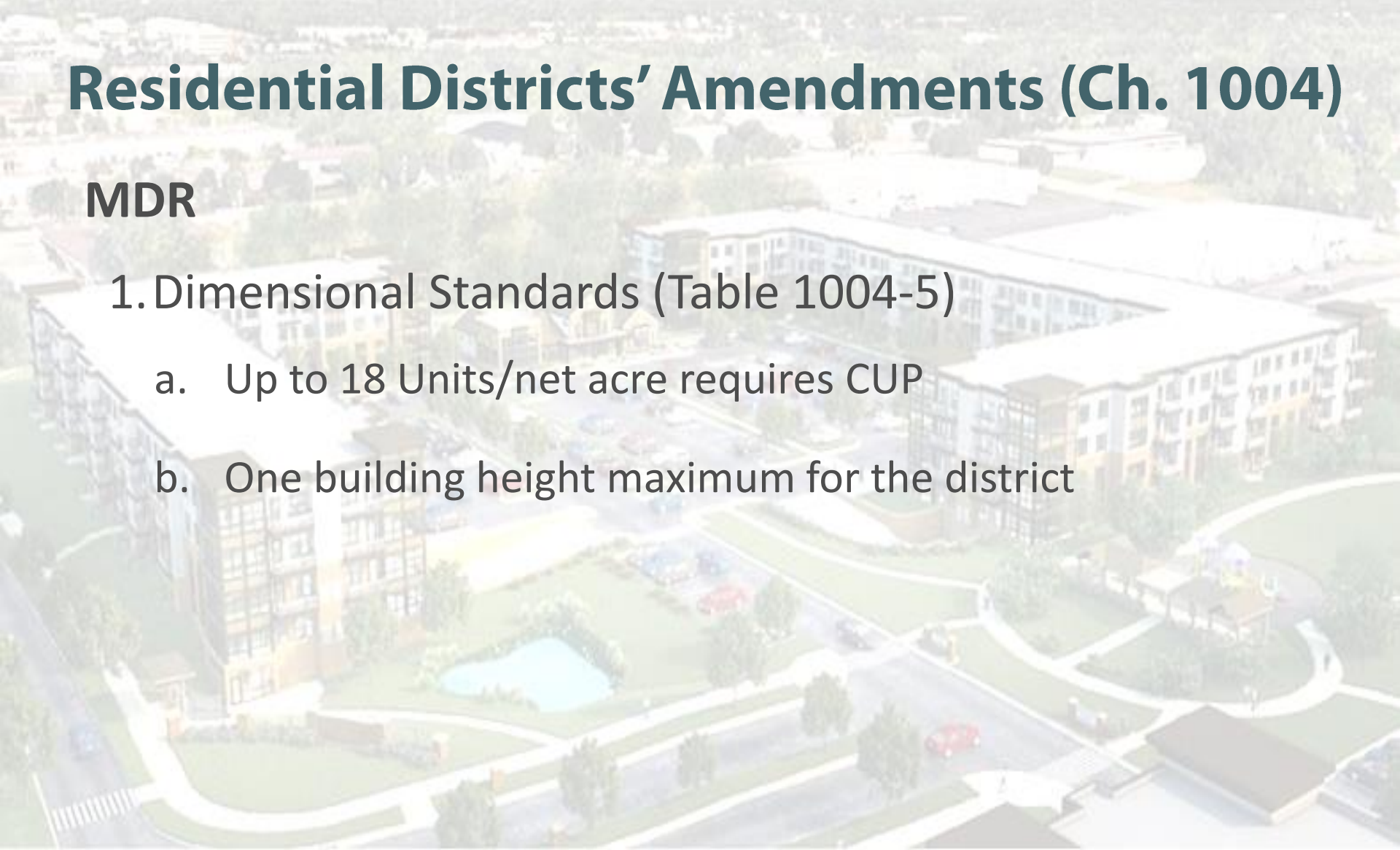
- a. Density minimum and maximum
- b. One building height maximum for the district

Residential Districts' Amendments (Ch. 1004)

MDR

1. Dimensional Standards (Table 1004-5)

- a. Up to 18 Units/net acre requires CUP
- b. One building height maximum for the district



Residential Districts' Amendments (Ch. 1004)

HDR

1. Purpose Statement

- a. Clean up

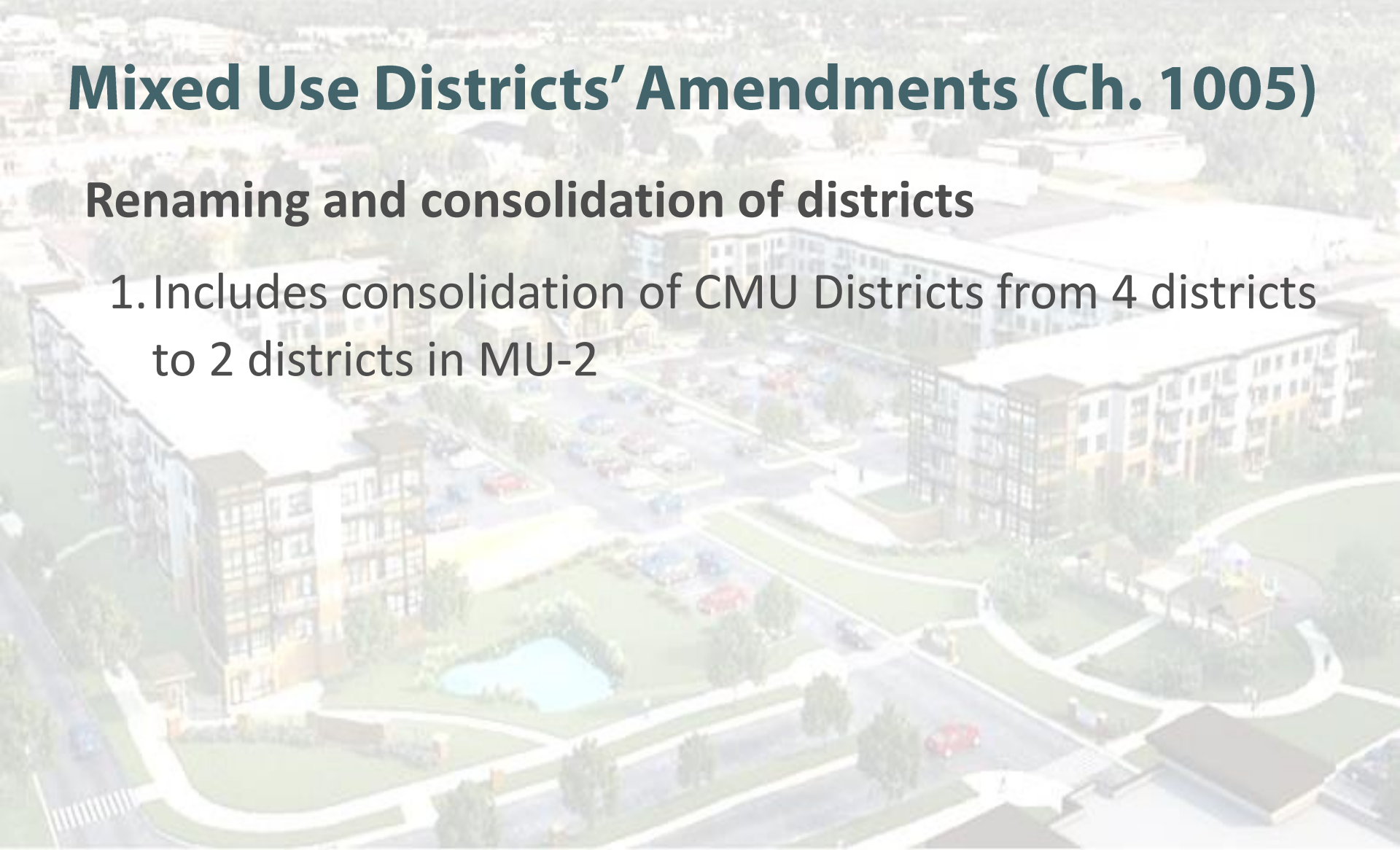
2. HDR Dimensional Standards (Table 1004-6)

- a. Higher than 24 Units/net acre requires CUP
- b. Higher than 55 Feet requires CUP
- c. Add Upper Floors Stepback standard

Mixed Use Districts' Amendments (Ch. 1005)

Renaming and consolidation of districts

1. Includes consolidation of CMU Districts from 4 districts to 2 districts in MU-2



Mixed Use Districts' Amendments (Ch. 1005)

Table of Allowed Uses (Table 1005-1)

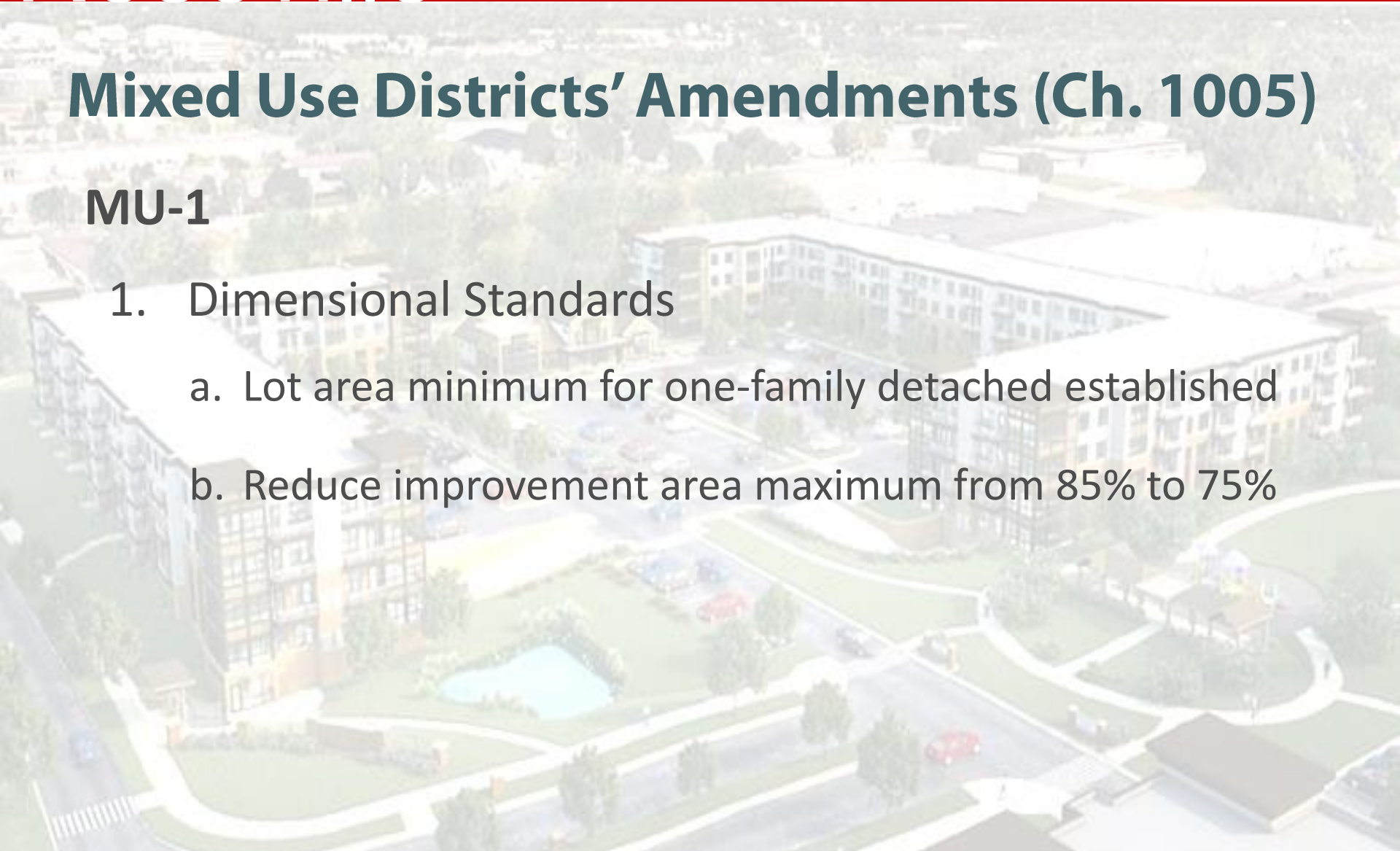
1. Combine Tables 1005-1 (Business Districts) and 1005-5 (Mixed Use Districts)
2. Align residential uses/housing types by district with Comprehensive Plan land uses
3. Includes amending the CUP required in CMU Districts (MU-2) for 3 or more units per building to permitted up to 8 units and conditional for more than 8 units

Mixed Use Districts' Amendments (Ch. 1005)

MU-1

1. Dimensional Standards

- a. Lot area minimum for one-family detached established
- b. Reduce improvement area maximum from 85% to 75%



Mixed Use Districts' Amendments (Ch. 1005)

MU-2

1. Purpose Statement

- a. Goal to incorporate residential land uses accounting for at least 10% of the overall mixed-use area

2. Add three new regulating plan maps: HarMar Mall, Hamline Shopping Center, and expansion of Twin Lakes Area east to Snelling Ave

Mixed Use Districts' Amendments (Ch. 1005)

MU-3

1. Purpose Statement

- a. Goal to incorporate residential land uses accounting for at least 10% of the overall mixed-use area.

2. Dimensional Standards

- a. Density minimum and maximum
- b. Building height maximum (40' to 45')

Mixed Use Districts' Amendments (Ch. 1005)

MU-4

1. Purpose Statement

- a. Goal to incorporate residential land uses accounting for at least 10% of the overall mixed-use area.

2. Dimensional Standards

- a. Density minimum and maximum
- b. Building height greater than 65 feet, up to 100 feet, requires CUP

Employment Districts' Amendments (Ch. 1006)

1. Renaming and consolidation of districts
2. Table 1006-1
 - a. Technical amendment
3. Statement of Purpose
 - a. Delineate between E-1 and E-2 districts
4. Dimensional Standards
 - a. Delineate improvement area maximum between E-1 and E-2 districts

New BRT Overlay District (Ch. 1009)

1. New chapter for overlay districts
 2. Purpose
 3. Overlay district boundaries and applicable underlying base districts
 4. Density standard requirement
 5. Pedestrian and bicycle facilities plan and standards requirements
- 
- An aerial rendering of a modern urban development. The scene shows several multi-story residential or commercial buildings with balconies and large windows. There are parking lots with cars, green spaces with trees, and a road with a crosswalk. The overall atmosphere is that of a planned, walkable neighborhood.

Definitions Amendments (Ch. 1001)

1. Add new definitions

- a. Courtyard cottage
- b. 3-family dwelling (triplex)
- c. 4-family dwelling (quadruplex)

2. Amend existing definitions

- a. Multi-family dwelling
- b. One-family attached dwelling
- c. Two-family attached dwelling (twinhome)
- d. Two-family detached dwelling (duplex)

Next Steps

- City webpage updated with interactive Storymap and text amendments
- Outreach to property owners affected by rezoning
- July 7 PC Meeting
 - Rezoning Map
- July 12 City Council Update
- August PC Public Hearing and City Council Adoption