

ROSEVILLE
REQUEST FOR CITY COUNCIL ACTION

DATE: 3/24/2014
ITEM NO: 9.a

Department Approval:

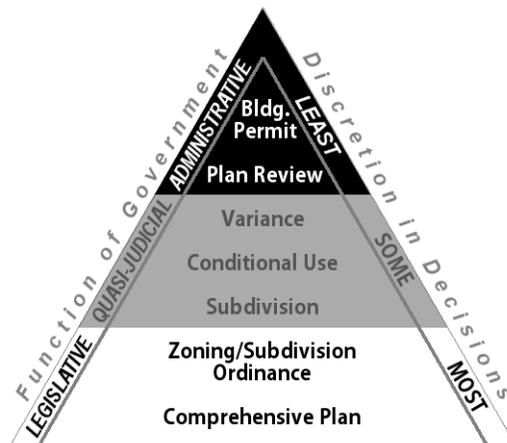
City Manager Approval:

Item Description: Adopt an Ordinance Amending Table 1004-5 of the Zoning Ordinance specific to the Medium Density Residential District

Application Review Details

- RCA prepared: March 20, 2014
- Public hearing: March 5, 2014
- City Council action: March 24, 2014
- Statutory action deadline: na

Action taken on proposed zoning text amendments is **legislative** in nature; the City has broad discretion in making such regulatory decisions based on advancing the health, safety, and general welfare of the community.



- 1 **1.0 REQUESTED ACTION**
- 2 The Planning Division seeks approval of **Zoning Text Amendments** to the Medium
- 3 Density Residential District to create greater flexibility to achieve housing goals and
- 4 objectives and to facilitate the Greater Metropolitan Housing Corporation redevelopment
- 5 of 2325 and 2335 Dale Street and 657, 661, 667, and 675 Cope Avenue into a mixed-
- 6 residential development. These amendments affect Table 1004-5.
- 7 **2.0 SUMMARY OF RECOMMENDATION**
- 8 Planning Division staff concurs with the recommendation of the Planning Commission
- 9 (4-2 vote) to approve the proposed **Zoning Text Amendments** to Table 1005-4 of the
- 10 Roseville Zoning Ordinance; see Section 7 of this report for the detailed
- 11 recommendation.
- 12 **3.0 SUMMARY OF SUGGESTED ACTION**
- 13 Adopt an Ordinance approving text amendments to Table 1005-4 of the Roseville Zoning
- 14 Ordinance; see Section 8 of this report for the detailed action.
- 15

16 **4.0 BACKGROUND**

17 With the adoption of the Zoning Ordinance in 2010, numerous standards and
18 requirements were implemented to address goals, objectives, and previous issues and/or
19 concerns that had been raised throughout the many years that had lapsed since the last
20 major amendment. These new requirements were, for the most part, untested and/or
21 unproven, which is not uncommon in the field of planning, especially when Roseville
22 was seeking to implement more up-to-date standards. Such amendments were discussed
23 at length recognizing the possibility that these unproved/untested regulations may
24 someday need amendment in order to address or support a specific development.

25 Fast forward to today where the Planning Division has encountered some challenges
26 within the Medium Density Residential District (MDR) regarding the proposal by the
27 Greater Metropolitan Housing Corporation (GMHC) to redevelop the Dale Street and
28 Cope Avenue properties. This proposed development includes three distinct housing
29 types: row homes along Dale Street, a courtyard or pocket neighborhood between Cope
30 and Lovell Avenues, and townhomes along Cope Avenue. The challenges come with the
31 various types of setbacks in a mixed-residential development versus the basic or standard
32 setbacks in a single use type residential development.

33 **APPLICABLE SETBACKS**

34 The Planning Division has reviewed the site redevelopment and the MDR District
35 setback requirements and concludes that the following setbacks apply to the site:

- 36 • Front yard minimum building setback of 30 feet along Dale Street and Cope Avenue
- 37 • Front yard minimum building setback of 15 feet for the interior courtyard
- 38 • Side yard (corner) minimum building setback of 15 feet for “attached” row home
39 along Cope and Lovell Avenues
- 40 • Side yard (interior) minimum building setback of 10 feet for pocket neighborhood
41 along Cope and Lovell Avenues
- 42 • Side yard (interior) minimum building setback of 8 feet on town home end units
- 43 • Minimum periphery setback of 30 feet from the side and rear yards of 660, 670, and
44 676 Lovell Avenue and from 687 Cope Avenue

45
46 **ROW HOMES**

47 A row home is an urban form of housing that is typically placed at or near the front and
48 rear property lines, thus maximizing the lot on which it is placed. Under the MDR
49 District, the required front-yard setback for any residential use is 30 feet, where such an
50 urban form of housing would be precluded from placement/development unless a
51 variance was granted. In review of the street functional classification, the Planning
52 Division has concluded that a row home placed adjacent to a B Minor Reliever (Dale
53 Street) or an A Minor Augmentor (Lexington) and an A Minor Reliever (Count Road C)
54 should be allowed to be placed at the property line or a minimum of 15 feet from the
55 street curb edge, whichever is greater. Further, and for the sake of clarity, we would
56 suggest the porch of the primary structure be placed at or near the property line and the
57 primary structure be set back a minimum of 8 feet from the property line.

58 In review of the GMHC proposal of 9 attached “row home” units in two distinct modules,
59 the porches on these units would be placed 4 feet from the property line adjacent to Dale
60 Street, and the primary structure would be a minimum of 8 feet from the property line.
61 Further, the porch would be a minimum of 12-1/2 feet from the sidewalk and 30 feet
62 from the street edge – all of which conform to the proposed text change recommended by
63 the Planning Division and supported by the Planning Commission.

64 **Recommended Text Amendment – reflected in Table 1004-5:**
65 **Front Yard Setback - Row Home (attached housing) zero feet for porch, 8 feet for**
66 **primary structure and/or 15 feet minimum from the curb edge of an adjacent non**
67 **local (B Minor Reliever, A Minor Augmentor, or A Minor Reliever) street,**
68 **whichever is greater.**

69 COURTYARDS

70 A courtyard development is a form of cluster housing or pocket neighborhood designed
71 around a common courtyard. Cluster housing or pocket neighborhoods are also designed
72 as compact, higher-density, single-family developments that have private roads that act
73 like traditional alleys behind the homes since pedestrian access occurs at the front or
74 courtyard of the home/development.

75 In review of the Zoning Ordinance, the Planning Division is not exactly sure why the
76 MDR District requires a 30-foot periphery setback, except for when there is a need for
77 greater separation of uses such as when higher density attached or multi-family housing
78 is proposed adjacent to single-family housing. When small-lot single-family residences
79 are adjacent to single-family residences with standard-sized lots, there is little or no
80 impact, and such a setback should perhaps be treated similarly to that of a side-yard
81 setback. The Code is also unclear about whether the periphery setback for a courtyard
82 home is to be from its specific rear property line or the distance separation from the rear
83 of home/courtyard structure to an adjacent property line. Similarly, it is unclear why
84 there needs to be a 15-foot courtyard setback, but no minimum courtyard width, since the
85 courtyard is the centerpiece of such a development. Establishing a minimum width for
86 the courtyard would create a pleasant and aesthetically pleasing separation from the front
87 of the homes on either side of the courtyard.

88 The Planning Division has reviewed the setback requirements for such a housing type in
89 the context of both a mixed-residential development as well as a stand-alone
90 development and believes that the periphery setback for detached housing should be a
91 minimum of 30 feet from the primary structure to the adjacent periphery property line
92 and that a prudent requirement would be to require a buffer of landscape or fencing to
93 screen a private road/alley, which is what the Code currently indicates though this
94 requirement is not stated all that clearly. The periphery setback should be increased for
95 attached and/or multi-family use, since these structure types have a greater wall mass
96 presence than detached housing. The Planning Division suggests a periphery setback for
97 attached and multi-family housing be a minimum of 45 feet from the structure to the
98 periphery property line, which is an increase of 15 feet from the existing requirement.
99 Because the Code is unclear as to the required driveway, alley, or ring road, the Division
100 has suggested a minimum 5-foot setback for this road/drive from the periphery property
101 line, however, the Planning Commission felt that such a minimum setback should be
102 increased to provide additional separation and green space – their recommendation is a
103 minimum 10-foot setback.

104 In review of the courtyard setback of 15 feet from property line, the Planning Division
105 believes that the setback needs to be more flexible and correlated to the courtyard width
106 rather than a front yard. Since these homes do not front a public street, but rather green
107 space, there seems to be less of a potential impact or even need for a setback. A
108 courtyard home is very similar to a row home, in that a courtyard house is compact and
109 has limited personal lot area; most of the green space is common space for the
110 development. The Planning Division suggests the creation of the following courtyard
111 and structure setback standards: courtyards 40 feet in width or less = 15-foot minimum
112 setback; courtyards of 41 to 45 feet in width = 10-foot setback; and courtyards greater
113 than 46 feet in width = 5-foot minimum structure setback.

114 **Recommended Text Amendments – reflected in Table 1004-5:**

115 **The required periphery rear yard setback for one-family and two-family detached**
116 **housing shall be 30 feet and the minimum for setback for attached and multifamily**
117 **shall be increased to 45 feet. The required side yard periphery setback for one-**
118 **family and two-family housing shall be 5 feet, for attached (townhome) housing**
119 **shall be 8 feet, and all other housing (multi-family) shall be 20 feet.**

120 **Courtyards 40 feet in width or less = 15-foot minimum setback; courtyard of 41 to**
121 **45 feet in width = 10-foot setback; and courtyards greater than 46 feet in width = 5-**
122 **foot minimum structure setback.**

123 **TOWNHOMES – COPE AVENUE**

124 The last product design is a typical owner-occupied townhome on individual lots with a
125 zero lot line between each unit. The 7 townhomes currently proposed will occupy the 4
126 former single-family residential lots along Cope Avenue and include porches, which
127 leads to similar setback issue as the row homes along Dale Street. Specifically, the
128 proposal includes a porch that extends 8 feet into the front yard or 22 feet from the
129 property line adjacent to Cope, an 8-foot interior side-yard setback from the alley, a 15-
130 foot setback from individual lot lines and 47 feet from periphery lot line at the rear
131 (north) of the units, and an 8-foot western side yard or periphery lot-line setback.

132 Setbacks determined by the Planning Division to apply to this development type are a 30-
133 foot periphery setback along the north property line adjacent to 660, 670, and 676 Lovell
134 Avenue, a 30-foot periphery setback along the west property line adjacent to 687 Cope
135 Avenue, a 5-foot interior side-yard setback from the structure to the interior lot line
136 adjacent to the alley, and an 8-foot setback for end units from property lines (or 16 feet
137 between units).

138 In June 2011, the Planning Division sought and received approval for a text amendment
139 to address front porches in the Low Density Residential-1 and 2 Districts (LDR-1 and 2)
140 where such improvements, covered non-enclosed porches, are allowed 22 feet from the
141 front property line. Such a design feature is not specifically addressed in the MDR,
142 however, such a feature is still desired to create a similar context of house-forward and
143 pedestrian-friendly design. The Planning Division would suggest housing types other
144 than multifamily in the MDR District be allowed to meet a minimum 22-foot setback
145 where the nearest point of the residence is a covered, non-enclosed porch.

146 The Planning Division would also modify the periphery setback for detached and
147 attached (townhome) housing units to be more consistent with the existing LDR-1 and 2
148 interior setback of 5 feet. In this case the Division would recommend that the side yard

149 minimum periphery setback be 5 feet for one-and two-family housing, 8 feet for attached
 150 (townhome) housing, and 20 feet for multiple-family housing. The Division would also
 151 modify the interior side yard setback for attached housing from 8 feet to 5 feet and
 152 eliminate end unit from the code as well. As stated above, the minimum rear yard
 153 periphery setback should remain 30 feet for one and two-family housing, but increase to
 154 45 feet for attached (townhome) and multi-family housing.

155 **Recommended Text Amendments – reflected in Table 1004-5:**
 156 **Non-enclosed porch minimum front yard setback = 22 feet**

157 **Periphery side yard setback for detached, two-family and attached (townhome)**
 158 **housing types adjacent to LDR or single family residential use shall be a minimum**
 159 **of 8 feet; all other uses shall be 30 feet.**

160 The Planning Division has proposed a number of clarifying statements and/or new
 161 requirements be added to the table; they are as follows:

- 162 • Side yard setback receiving a “periphery” requirement of 5 feet for one and two-
 163 family, 8 feet for attached and 20 feet for multifamily developments.
- 164 • Added the term “street” to corner and reverse corner side yard so that interior
 165 courtyard development is treated similarly.
- 166 • Added an interior rear yard setback of zero for all types of developments.
- 167 • Created a minimum setback for an alley of 5 feet when used in a one and two-family
 168 development, 10 feet in an attached unit development, and 20 feet in an attached unit
 169 development.

170 **Please see Attachment A where the Planning Division has created a site plan sheet**
 171 **that includes all required setbacks so as to clarify how they apply.**

172 **5.0 PROPOSED ZONING TEXT AMENDMENTS**

173 The following, highlighted in red underline (new) and black strikeout (current), are the
 174 proposed text amendments as they would appear in Table 1004-5 of the Roseville Zoning
 175 Ordinance:

Table 1004-5	One-Family	Two-Family	Attached	Multifamily
Maximum density	12 Units/net acre - averaged across development site			
Minimum density	5 Units/net acre - averaged across development site			
Minimum lot area per unit	4,800 Sq. Ft.	3,600 Sq. Ft.	3,600 Sq. Ft.	3,600 Sq. Ft.
Minimum lot width	40 Feet	30 Feet/unit	N/a	N/a
Maximum building height	30 Feet	30 Feet	35 Feet	40 Feet
Maximum improvement area	65%	65%	65%	65%
Minimum front yard building setback				
Street - <u>local</u>	30 Feet <u>a</u>	30 Feet <u>a</u>	30 Feet <u>a</u>	30 Feet
<u>Street – non-local (A and B)</u>	<u>NA</u>	<u>NA</u>	<u>zero feet b</u>	<u>30 feet</u>

Table 1004-5	One-Family	Two-Family	Attached	Multifamily
<u>Minor Reliever and A Minor Augmentor)</u>				
Interior courtyard – <u>40 foot or less courtyard width</u>	15 Feet <u>c</u>	15 Feet <u>c</u>	15 Feet <u>c</u>	15 Feet
<u>Interior courtyard – 41-45 foot courtyard width</u>	<u>10 feet c</u>	<u>10 feet c</u>	<u>10 feet c</u>	<u>10 feet</u>
<u>Interior courtyard – 45 feet or greater courtyard width</u>	<u>5 feet d</u>	<u>5 feet c</u>	<u>5 feet c</u>	<u>5 feet</u>
Minimum side yard building setback				
Interior	5 Feet	5 Feet	8 <u>5</u> Feet (end unit)	10 Feet
<u>Periphery</u>	<u>5 feet</u>	<u>5 feet</u>	<u>8 feet</u>	<u>20 feet</u>
Corner/ <u>street</u>	10 Feet	10 Feet	15 Feet	20 Feet
Reverse corner/ <u>street</u>	Equal to existing front yard of adjacent lot, but not greater than 30 feet			
Minimum rear yard building setback				
<u>Interior</u>	<u>0 feet</u>	<u>0 feet</u>	<u>0 feet</u>	<u>0 feet</u>
Periphery	30 feet	30 feet	30 <u>45 feet</u>	30 <u>45 feet</u>
Minimum periphery <u>alley</u> setback	<u>10 feet e</u>	<u>10 feet e</u>	<u>10 feet e</u>	<u>10 feet e</u>

- 176 a. Covered entries and porches sheltering (but not enclosing) front doors are encouraged and may extend into the
177 required front yard to a setback of 22 feet from the front street right-of-way line.
178 b. Zero feet setback for non-enclosed porch or 15 feet from A/B Minor Reliever or A Minor Augmentor, whichever is
179 greater.
180 c. Covered entries and porches sheltering (but not enclosing) front doors are encouraged and may extend into the
181 required front yard to a setback of 4 feet to the front courtyard parcel boundary.
182 d. Where courtyards are equal to or exceed 45 feet, covered entries and porches sheltering (but not enclosing) front doors
183 may extend to the front courtyard parcel boundary.
184 e. Requires landscaping and/or fencing approved by the community development department

185 **6.0 PLANNING COMMISSION ACTION**

186 At their meeting of March 5, 2014 the Planning Commission held the duly noticed public
187 hearing regarding the text amendment request and had a few questions of the City
188 Planner regarding the proposal, specifically in regards to the periphery setback.
189 Commissioners discussed a couple of modifications, but settled on increasing the setback
190 for the alley of a private drive adjacent the periphery property line (Attachment B).

191 The Planning Commission voted 4-2 to recommend approval of the proposed text
192 amendments as modified.

193 **SUGGESTED CITY COUNCIL ACTION**

194 **Adopt an Ordinance** amending the text within Table 1005-4 to be consistent with
195 Section 5 of this report;

196 All based on the comments and findings of Section 4 and recommendation of Section 5
197 and 6 of this report.

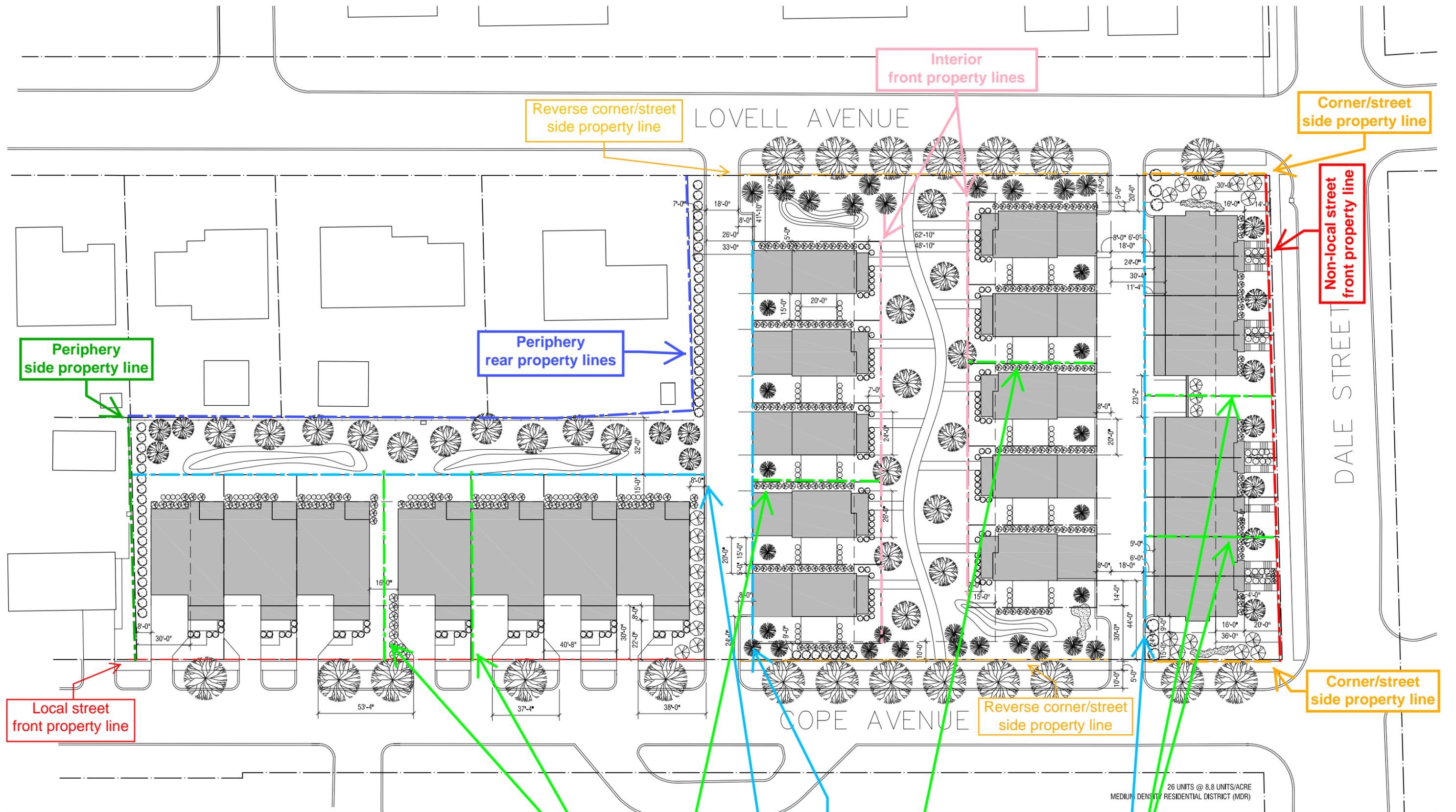
198 **7.0 ALTERNATIVE COUNCIL ACTIONS**

199 **Pass a motion to table the item for future action.** Tabling the item should be
200 accompanied by specific directives of the City Council and to a date certain, preferably
201 on a docket in April.

202 **Pass a motion, to deny the requested approvals.** Denial should be supported by
203 specific findings of fact based on the City Council’s review of the application, applicable
204 zoning regulations, and the public record.

Prepared by: City Planner Thomas Paschke
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Attachments: A: Setback site sheet B: Draft PC Minutes
C: Draft Ordinance D: Summary Ordinance



26 UNITS @ 8.8 UNITS/ACRE
MEDIUM DENSITY RESIDENTIAL DISTRICT (MDR)



EXTRACT FROM THE MARCH 24, 2014 ROSEVILLE PLANNING COMMISSION MEETING

b. PLANNING FILE 14-004

Request by Roseville Planning Division for approval of ZONING TEXT AMENDMENTS pertaining to setback requirements in Medium Density Residential (MDR) Districts

Chair Gisselquist opened the Public Hearing for Planning File 14-004 at approximately 8:52 p.m.

City Planner Thomas Paschke summarized the request as detailed in the staff report, for approval of ZONING TEXT AMENDMENTS in the Medium Density Residential Zoning District (MDR) to create greater flexibility to achieve housing goals and objectives. Mr. Paschke advised that this previously untested portion of the Zoning Code, formally adopted in 2010 and amended in 2011 provided for reasonable setbacks based on logic. Mr. Paschke noted that, as actual uses had come forward, and a more in-depth application process developed, along with the proposed Greater metropolitan Housing Corporation (GMHC) redevelopment known as the "Dale Street Project," it had become apparent that some of those requirements were not appropriate and changes were indicated to address various challenges in realistic application and use. Mr. Paschke reviewed those applicable setbacks that had been creating some of those challenges, as detailed in Section 4.0 of the staff report; and specifics of the types of homes proposed for the GMHC proposal, and on pages 2 through 7 of the staff report and involving some types of homes not those typically or currently found in Roseville at this time. Each of those specific areas included staff's recommendation for text amendments that would further address those current challenges with setbacks coming forward in a mixed-residential development versus standard setbacks in a single-family type of residential development.

Mr. Paschke noted a further slight modification related to the Dale Street Row Home proposal of the GMHC, with the surveyor providing updated information earlier today, with the packet information changing from that listed to a setback of four versus fourteen feet from the property line on the north. Mr. Paschke opined that neither proposal was unreasonable as long as there was separation from the street – curb edge – of 15' or more or a setback of 0' to 15' from the curve edge, whichever is greater. Mr. Paschke noted that this accomplished the goal for the structure or porch to be setback from that public portion as indicated for the row homes as proposed.

At the request of Member Boguszewski, Mr. Paschke clarified that the front porch could be up to the property line or a minimum of 15' from the curb edge of Dale Street; with Dale Street 30' from that and allowing for 12.5' from the proposed sidewalk installation; providing more than enough separation from the street itself and the porch, even though that area would vary depending on the side of the property. Mr. Paschke further clarified that staff was proposing 0', and the applicant was proposing 4' and 30' respectively; and responded that a pathway would be installed versus the existing cement side walk.

At the request of Member Daire as to how this compared to the Carey Dale Row Houses further to the north, Mr. Paschke responded that he was not sure, as those had been constructed some time ago, and current zoning code requirements were not longer applicable.

Member Boguszewski asked for a staff explanation on how this recommendation was not incongruous with staff concerns to retain walkability in neighborhoods and to avoid massing. Member Boguszewski opined that to him this seemed of great concern and contrary to those goals.

Mr. Paschke respectfully disagreed, opining that the massing addressed in those concerns were more related to large buildings, with those buildings, in accordance with the zoning ordinance, required to be located up to the property line or close to it; and most involving corner locations. Therefore, Mr. Paschke noted that code required a large portion within a certain number of feet of

the property line, with the goal of code to create pedestrian-friendly situations, and no parking in front of those buildings in residential situations. In a more urban, row home situation versus the above-referenced apartment complex, Mr. Paschke noted that the goal was to promote activity near the street or sidewalk through the use of stairs, porches or community gathering areas. In apartment complexes, Mr. Paschke confirmed that there were obviously some issues of massing to deal with, but code required that they be at or near the front property line, which he would support; using the recent Aeon development and building as an example. Mr. Paschke opined that avoidance of massing in this instance was being addressed through vertical and horizontal articulations.

At the request of Member Boguszewski, Mr. Paschke confirmed that the architect for the GMHC project had provided elevations at Open Houses showing conceptual drawings for the row homes. In referencing those drawings, and as staff displayed them for the public, Member Boguszewski opined that, even though there was a lot of volume, the architectural detail mitigated and softened the feel of a sterile mass along Dale Street and Lovell Avenue.

Mr. Paschke concurred, opining that they became more inviting.

Member Boguszewski asked if it was staff's understanding that the depiction of the elevation drawings was fairly representative of what the development will actually look like, and how it applies to this specific zoning text change request.

Prefaced by noting that this text amendment would not be specific to this development, but would be included as part of any future development in a MDR Zoning District, Mr. Paschke advised that this was what staff was proposing in the text amendment request, that those future developments could be at that same setback level as long as they promoted all other requirements and nuances of the zoning ordinance and comprehensive plan. Theoretically, Mr. Paschke advised that the intent with this recommendation was that throughout the City this text amendment could translate into that type of design. Under current zoning ordinance language, Mr. Paschke advised that someone could propose a row home without a porch, and the City could not require such an amenity or regulate how and where they were separated from the property line.

At the request of Member Murphy, Mr. Paschke restated the proposed setbacks, right up to the property line, somewhere around 10' behind the existing trail, with porches proposed 4' off the property line. Theoretically, Mr. Paschke reiterated that the zoning ordinance language was not being changed for this project; and anyone wishing to build a row home and put in this type of design could also be permitted to do so. Mr. Paschke clarified those setback requirements and conclusions on page 2 of the staff report that applied specifically to the Dale Street Project.

Chair Gisselquist confirmed, with staff concurring, that the zoning text amendment recommendation is more generic, and the specific shown related to the Dale Street Project showing actual setback applications and how they would impact neighboring properties in this type of development were being used as an example.

At the request of Member Stellmach, Mr. Paschke clarified the front yard setback relative to local streets (Lovell and/or Cope Avenues) with Dale Street and Lexington Avenue more typical of where this type of urban housing or row home application would be located. Therefore, Mr. Paschke advised that the text as it tied to the chart of uses would need to be changed as well, and if along Cope and/or Lovell Avenues, the setbacks would be greater.

At the request of Member Stellmach, Mr. Paschke reviewed street classifications and their intended functions, as reviewed on Page 3, Section 4 of the staff report; and addressing where it would be more appropriate to have a more urban edge to a development.

Attachment B

In reviewing recommended text amendments for front yard setbacks for courtyards of the row homes between Cope and Lovell Avenues, Mr. Paschke reviewed aspects of this type of cluster housing or pocket neighborhoods designed around a common courtyard. Mr. Paschke noted that the ring road would serve as a private alleyway, with homes placed off that with the internal courtyard serving as the front of those homes. Under current code requirements with setbacks required to be much greater, Mr. Paschke advised that staff did not feel that was appropriate given that the most important element was the width of the courtyard versus how far the front was setback off the courtyard. As outlined on page 3, Mr. Paschke reviewed the aspects of private space needed, and questioned if property lines would be that noticeable versus those for a single-family development. Also, Mr. Paschke noted that typically in this type of urban housing development, there was no need for a rear yard setback, with the proposal for a zero setback, and garages fronting up to the alley.

Mr. Paschke noted that staff was recommending a retention of the current internal side yard, and specific to the Dale Street Project, noted that it may meet or even exceed that setback.

Mr. Paschke advised that staff was recommending front yard setbacks, with porches involved, be tied to the width of the courtyard area; and provided several scenarios for courtyard boundaries, with caveats all related to porches to keep those porches in front of the homes.

Specific to the Dale Street Project, and the request of Member Boguszewski, Mr. Paschke advised that the courtyard widths were over 45' and the setback was at approximately 7'.

Member Boguszewski, specific to the interior courtyard, but not its width, questioned the setback space behind the houses on the western edge of the pocket neighborhood and the width of the alley. From his perspective, Member Boguszewski opined that this created a single-lane alley, not a ring road; and conceptually, he would prefer to see a setback for interior versus sufficient through-space behind. Member Boguszewski opined that his philosophy of setbacks for the front of a house was to manage control and consistency over that part that was visible to the front of the world. However, in a pocket development, Member Boguszewski noted that the world only saw the backs or garages, and in the Dale Street Project, it appeared to be a narrow, single-lane alley circling this pocket. Between that and the row homes on Dale Street, Member Boguszewski questioned the impact burden of the developer and how they planned to sell it to the buyer, butting up narrowly to an existing property owner. Therefore, Member Boguszewski opined that he cared more about rear setbacks from the garages on the edge of the Dale Street Project, or other potential developments as well.

Mr. Paschke advised that this was now at 30' and there was no recommendation for changing that periphery setback, unless Member Boguszewski wanted to suggest a greater setback for the alley as part of this action currently being considered, and for creating standards applying to any such development. Mr. Paschke opined that this was a unique situation, with most private driveways having a 5' – 10' setback. While understanding the impact of things, Mr. Paschke advised that staff was seeking consistency with how they've been allowed in other situations.

At the request of Member Murphy and specific to the Dale Street Project, Mr. Paschke advised that there was a 33' setback between the proposed garages and the adjacent, single-family home on the side property line on the west; with the setback angling, and at a minimum distance of 7' from the back of the curb line to the property line where it angled again. Mr. Paschke advised that the minimum requirement determined by the Fire Marshal for the alley was 18' for the two-way road, and even though they'd prefer it slightly wider, this is the minimum they indicated.

For comparison purpose, Member Daire advised that, in Minneapolis, their alleys are 12' wide, and this is proposed at 18' wide. Member Daire noted, and Mr. Paschke concurred, that typical parking lot stalls provided 21' across from one stall to another to allow for turning and backing, with the alley for the Dale Street Project providing a distance of 26' from the garage itself; 5' more

than found in parking lots with perpendicular parking. Mr. Paschke advised that Roseville City Code required a 24' drive lane.

In linear feet, and specific to these ten residents, with only five on one side being of great concern to him, Member Boguszewski noted that those concerns are not just width, but whether or not there was adequate space to address those five families and their cars versus the density of uses in Minneapolis, which may actually be less than the potential in this area, especially during peak periods and during winter months.

Member Daire advised that, of more concern to him, was snow removal and/or storage from the alley and where parking and visitor parking was proposed for the homes. Member Daire opined that it appeared prudent for him to say that the 8' parking bay for cars parked across garage doors would suffice; however, he questioned if that was actually true, and if that remained the general consensus, where would visitors park. While recognizing that if this GMHC proposal was being used as an example, if things were allowed here, they would be allowed elsewhere, behooving the Commission to answer the question now.

In response, Mr. Paschke clarified that this was not what was before the Commission tonight for consideration; and that it was not up to the Commission to address parking, but only the application of setbacks. Mr. Paschke opined that it was up to the developer to design their project and make it work accordingly and within the parameters of City code. Mr. Paschke noted that to-date, the GMHC proposal had been through a considerable amount of neighborhood discussion and open houses, and crafting and re-crafting to get to this point. Further, Mr. Paschke noted that at the most recent City Council meeting where this concept proposal, as revised, was reviewed by that body, additional parking had been suggested that had not initially been provided, with the applicant now providing that parking behind garages to address additional off-street parking. Mr. Paschke noted that the applicant remained amenable to addressing concerns and issues and addressing them as much as possible, as evidenced by this concept site plan versus the plan initially submitted. Mr. Paschke encouraged the Commission to consider modification of current setbacks but not necessarily to take them in the context of applying only to this specific GMHC proposal.

While Member Daire noted that they still needed to be applied, Mr. Paschke responded that not necessarily; since if the Commission set the setbacks, the applicant would need to find a way to comply with them. Mr. Paschke reiterated that staff, in realistic use, was not considering that the current 30' setback was prudent; and considered that the 30' would be more than adequate in the rear yard. While this would involve more traffic, Mr. Paschke noted that this was not a local road or thoroughfare, but only an alley.

Member Boguszewski opined that the nature of this development made it different from other developments and was designed to be a ring road and interface between the pocket cluster and outer roads. Having attended an informational meeting, Member Boguszewski noted that residents in attendance had verbalized that, while over time they had come to accept this proposal and it was a better alternative to what had originally begun as a 60-80 unit development, and was now reduced in density, his single impression from that one open house he attended that their acceptance was based on this versus the original proposal seen as a total disaster for their neighborhood.

Mr. Paschke responded that, under the current zoning ordinance, a portion of the Dale Street Project site could be developed into High Density Residential (HDR) with someone allowed to build 12-24 units per acre.

Member Boguszewski recognize that possibility; and clarified that he was not concerned and was more supportive of moving from HDR to MDR, but was more interested in setbacks that would govern MDR zoning across the City as land became available in a more favorable economic

future. While understanding that the amount of acreage per family dwelling would be reduced, Member Boguszewski opined that it was his understanding that range for the current price points of the proposed units facing each other and having little other land available, was to make the development successful but make sure a sufficient buffer was in place between those picket neighborhoods and historical existing neighborhoods to address potential impacts. Member Boguszewski recognized also that he wanted the GMHC proposal to work on the property jointly owned by the City and Housing and Redevelopment Authority (HRA). However, Member Boguszewski opined that it was not the role of the Planning Commission as to whether or not the project would fail or proceed, or if pricing was a concern; but it was its mission to offer protection for existing residents when it could be anticipated.

Mr. Paschke stated that he did not disagree, but noted that there were simply some things that had not been accounted for in current code, such as a setback line for alleys. While it could remain blank, and be allowed up to the periphery property line, Mr. Paschke noted that there were other things that factored into mitigating impacts, such as fencing or landscaping that would also develop as part of this or any future proposal. Mr. Paschke clarified that, from his perspective, it may have been better to not have a site plan available to use as an example and to simply talk about this in general to avoid focusing on this particular site plan and types of structures proposed, and not necessarily in this particular design or site layout. However, Mr. Paschke opined that it was now hard to separate this project from the proposed text amendments, when the recommendations were based on challenges found by staff that needed to be clarified as review of proposals were coming forward and based on realistic versus conceptual use and application.

Member Daire noted that the proposed text amendment was tied to the Dale Street Project via the staff report; and his gut reaction was therefore that it was being brought forward at this time to fit into that specific project, even though it will also fit with any future developments in an MDR zoning district. Therefore, Member Daire questioned if it was applicable to say the Project was only an example, when it was in actuality the route for the proposed text amendments. Member Daire recognized that, since the Dale Street Project was proposed on City-owned property, the goal was to make it work and proceed; with the HRA having defined its preferences and the process was now to make it work. Member Daire advised that he was not opposed to that process, and he also was willing to concur that any text amendments would be applicable city-wide and not just this project; however, he did note that the emphasis was being placed on this revision due to having put emphasis on the Dale Street Project, even though it may apply to the remainder of the City's MDR zoning districts.

Member Murphy sought clarification on the proposed changes to Table 1004-5 on page 6 of the staff report and last row for alley setback ranges and rationale for them. Member Murphy also questioned if the intent of those setbacks was to allow landscaping or mounding.

Mr. Paschke reviewed the proposed revisions for one-family, two-family, attached, and multi-family properties, opining that the rationale was that a multi-family or apartment complex had a greater impact than a small lot, single-family residential property. As those setbacks related to townhomes potentially on a larger parcel in Roseville (similar to Lexington and Roselawn Avenues tucked back with a ring road), Mr. Paschke opined that perhaps a road could be placed adjacent to a residential property along the periphery, with a setback greater than 5' indicated in such a scenario depending on the number of units. Mr. Paschke advised that City Code allowed fencing or landscaping, consistent with the zoning ordinance and driveways, and the alley setback requirement was not added to the chart for that specific purpose, as in negotiations with anyone, the minimum requirement would remain 5'.

Based on the Dale Street Project, Member Murphy noted that the applicant had 7' now, and with the proposed 5', an additional 2' was provided at the narrowest point.

At the request of Member Boguszewski, Mr. Paschke advised that the alley setback for the Dale Street Project would be from the blue line displayed to the curb edge with the setback in the rear of the garages in excess of 30'. Further discussion ensued specific to that Project and displayed maps and concept drawings under current and recommended zoning code text.

Member Boguszewski opined that from his perspective, the problem was that there was nothing mandating a setback from the rear of the structure (garage) to the adjacent rear property line. Mr. Paschke questioned the rationale of Member Boguszewski, opining that the alley only added pavement, and nothing else was to be gained. Member Boguszewski responded that his concern was in the width of the alley especially if the garages were directly up against it with no setback requirement; opining that there was a need for some area for separation.

Chair Gisselquist concurred with the concerns raised by Member Boguszewski, and discussion ensued regarding off-street parking, traffic flow, and density concerns; with those density concerns new to the community with the type of housing units proposed with the Dale Street Project.

Member Boguszewski stated that his preference, not specific to the Dale Street Project but in general, was that there was the need for the separation of the back of the structure (garage) and existing property lines; and that the width of the ring road for a row home or the cluster/pocket, needed to be wider. As an example, Member Boguszewski noted that the Dale Street Project itself proposed a total of fourteen units in the space typically reserved for three units, all with vehicles coming in an out in the eastern most alley in a very dense situation, with the ring road around that pocket therefore causing him concerns regarding its width. Member Boguszewski opined that the proposed minimum periphery alley setback, as recommended by staff, may not be sufficient to satisfy those concerns; and while recognizing that this type of unit was new to Roseville development, he wanted to ensure that they were done correctly and allowed to succeed. Member Boguszewski expressed his confusion as to how best to address those concerns within the context of Table 1004-5.

Mr. Paschke asked Member Boguszewski what the separation achieved, or what he was trying to correct.

Member Boguszewski responded that he was trying to avoid stymieing congestion on the ring road; and to provide enough separation on the west side of the Dale Street Project to not prove harmful or to overburden the street and existing properties to the west.

Mr. Paschke assured Member Boguszewski that traffic generated from this development would not overburden the streets; to which Member Boguszewski sought Mr. Paschke's rationale, with the proposed development in a land mass typically used for four single-family homes.

Mr. Paschke responded that the road itself is designed for thousands of vehicles per day; and this project wasn't going to generate that much traffic on a daily basis, nor was there that much current traffic in totality for this project or for the existing traffic reaching near capacity for the road, even though traffic volume would increase to some degree. Based on the current comprehensive plan zoning of HDR, Mr. Paschke noted that the proposed use and MDR zoning was much less dense than what could potentially be developed on that property.

Member Boguszewski recognized that potential, however, he opined that he didn't think the proposal's density or setback proposed was realistic.

Chair Gisselquist opined that an HDR development would be impactful, it would potentially have a different flow and access points; and further opined that he didn't see as many problems with buffer areas.

Attachment B

Member Murphy asked if snow removal was part of setback considerations or if it should be. Given that it potentially is, Member Murphy questioned if the alley setback and width allowed for that snow removal and storage, based on this winter's weather. While recognizing that it was the responsibility of the homeowner – or homeowners' association – to take care of its removal, Member Murphy questioned where the plow pushed it or could the problem be avoided by widening the alley or periphery alley setback; however, he questioned if either of those options provided a solution.

Mr. Paschke responded that he couldn't ensure that there wouldn't be a problem with snow removal and/or storage; however, he questioned how widening the alley would resolve the issue. Specific to the Dale Street Project, Mr. Paschke noted that areas and space was outlined for snow management on the site, but in a year like this, it certainly became more problematic for everyone throughout the City. Mr. Paschke noted that City Code attempted to design things to eliminate potential impacts; however, he could not guarantee there would be no problem in the future. However, Mr. Paschke opined that widening the alley would not lessen that impact; and reiterated his confusion as to what separation was being sought by Commissioners to address this type of housing unit that didn't have that great of a separation (e.g. row homes and/or pocket homes) with the development attempting to emulate a row home while creating a new urban type of development with green space. Mr. Paschke clarified that this is definitely an urban development, not single-family residential, and therefore it didn't seem realistic to look at it from that perspective. Mr. Paschke advised that he disagreed with the logic under the former code that never anticipated this type of unit or development.

If this zoning text amendment was changed, Member Daire questioned if it would allow the Dale Street Project to proceed as proposed; with Mr. Paschke responding affirmatively, noting that the applicant had other things to address beyond this with their proposal, and questioned if their final proposal would resemble this concept plan as proceeded to a final project.

Member Daire, focusing on the recommended zoning text amendment across the City, suggested returning to that discussion, using the Dale Street Project as one instance of when the proposed amendment could come forward, with both considerations relevant.

Chair Gisselquist closed Public Hearing at approximately 9:48 p.m.; with no one appearing for or against.

Member Boguszewski concurred with Mr. Paschke's most recent comments that this urban design development is new to Roseville, and in as much as the width of the alley per se is acceptable in this dense of a development to make it attractive and to meet the market forces for the developer to contend with for potential buyers. However, outside that bubble, and taken in context with what already exists and people already living in Roseville and not an urban area to the degree of Minneapolis or St. Paul proper, Member Boguszewski noted that this Dale Street Project served as an example of what could be allowed with such a zoning text amendment. Member Boguszewski advised that his concern was with that interface for urban bubbles plopped down in suburban density neighborhoods, and how best to protect those existing homes versus new homeowners coming into the new development. Member Boguszewski admitted that he wasn't sure how to address that: whether it was just property lines, setbacks, or with the width of the ring road speaking to the distance between the outermost edge of the pocket development and existing neighborhood. Member Boguszewski reiterated that his concern was not between the parts of the development itself, but that interaction with what is already outside it; and again expressed his confusion as to where to address those concerns to consider and protect that separation.

Mr. Paschke asked Member Boguszewski what they were trying to be protected from.

Member Boguszewski responded that his concern with the Dale Street Project was that the western alley would impact the existing single-family home; as well as those on the other side, which may not be of great concern in context, but may impact the overall sales of the project itself.

Associate Planner Lloyd noted requirements proposed in Table 1004-5 that would address new and existing setbacks related to periphery property lines; and regardless of the width of the alley and ring road, it appeared that there was a strong interest of from the Commission to ensure adequate space. Mr. Lloyd suggested that simply increasing that setback number in the Table was an option, even if there was no setback requirement from single-family detached homes, perhaps a required setback from the periphery needed to be greater to mitigate those impact concerns.

Member Boguszewski suggested that the periphery setbacks (second line from the bottom of Table 1004-5) could increase from 30' to 45', and would sufficiently address his main concern.

Mr. Lloyd reviewed the intent of that portion of the Table for interior property line setbacks and the periphery addressing the separation of buildings contemplated in a development and how far they were from other properties; within that distance of 30' or 45' an alley of some dimension and providing other space between the alley and property line.

If those were increased, based on the Dale Street Project example, Member Boguszewski sought to clarify that the entire section would need to be narrowed accordingly, with Mr. Lloyd responding affirmatively, that the courtyards would need to be reduced. Member Boguszewski used another example from the Village of St. Anthony and their Eighth and Main development, lacking this separation but having a much more narrow space, which would be his preference with a wider space (45') for one- and two-family homes.

Mr. Lloyd further clarified that the proposal, based on previous discussion, was to increase the minimum periphery alley setback for one- and two-family homes from 5' to 10'.

MOTION

Gisselquist/Murphy

Member Gisselquist moved, seconded by Member Murphy to recommend to the City Council APPROVAL of proposed ZONING TEXT AMENDMENTS to Table 1004-5 of the Roseville Zoning Ordinance, as detailed in Section 5 (Table 1004-5) of the staff report (page 6 of 7) dated March 5, 2014.

Considerable discussion ensued related to the prospective setback amendments for periphery setbacks for minimum rear yard buildings; and minimum periphery alley setbacks for one- and two-family homes; with no consensus found on those numbers and/or their application.

Member Murphy opined that the periphery setbacks jumping from 30' to 45' for one- and two-family homes seemed excessive, and questioned the purpose of adding more to the alley setback requirements, even though he had originally been more concerned with increasing that alley setback to 10'.

Member Boguszewski spoke in support of a increasing from 30' to 45' the minimum rear yard building periphery setback across the entire table no matter the type of structure, and a minimum periphery alley setback of 10' across the board as well to match multi-family requirements. However, Member Boguszewski asked Member Murphy for his alternative suggestion.

Member Murphy suggested bringing the total to 40' by increasing the minimum periphery alley setback to 10' across and retaining the 30' periphery for one- and two-family structures. Member Murphy advised that he was familiar with the view out the rear door of old Fire Station #3 and

could envision a 30' alley and other structures placed accordingly; opining that with other site specific measures including landscaping and/or fencing, the existing neighborhood feel could be retained.

Member Stellmach opined that personally he was fine with the way staff recommended; however, he was even more comfortable with Member Murphy's recommendation.

Chair Gisselquist clarified and confirmed Member Murphy's preference to retain periphery at 30' but moving the alley setback to 10'. Chair Gisselquist concurred with Member Murphy, opining that it was difficult for him to divorce this consideration from the specific proposal before the body.

Member Murphy noted the difficulties since the GMHC proposal was the first of its type to be considered for Roseville and before this body.

Member Daire commended the GMHC on their clever design in utilizing the natural swale in the middle of the subject property and its common area defined facing Cope Avenue and that corridor. In his consideration of the existing drainage difficulties found in the Corpus Christi School area, Member Daire opined that to create an impoundment area with the site sloping to its middle was very clever and would certainly serve to avoid issues as found by the purchasers of single-family homes on Cope Avenue and their complaints of water impounding on their backyard.

Member Cunningham spoke to the issues identified by Member Boguszewski and the problem in bringing an entirely new infill type of neighborhood into the suburb, with most residents perceiving Roseville to be suburban versus urban in nature. Member Cunningham opined that she wasn't convinced that the recommended amendment to the motion would serve to help that perception or even put a bandage on it.

Member Boguszewski admitted that he was unsure how this would play out, and along Cope and Lovell Avenues and Dale Street, with the location of the swale, the project property would not be touching up against existing suburban style homes, even though the next one could do so.

Member Cunningham questioned if throwing out another arbitrary number was going to achieve the desired goal.

Member Boguszewski responded that he didn't know, but his concern was with existing properties and the exterior of this urban type development, not so much what happens within it.

Aside from this current motion, Member Cunningham asked staff if there were other things that could be done, since the consensus among the Commission seems to be that it is an issue; could anything else be done to address it.

From his perspective, Mr. Paschke advised that he was still wrestling with what was actually trying to be fixed, or what was the impact. From his perspective as a City Planner, as well as among his colleagues, Mr. Paschke advised that the consideration is what could be done with a site versus what was being proposed. Mr. Paschke noted that under current language, structures and driveways could be placed much closer to the property line; and what true impact was being mitigated or eliminated; and were there protections in place to address that. Mr. Paschke opined that what was being proposed wasn't serving to alleviate anything, only making the proposed GMHC project more difficult to develop, with the types of housing structures not that impactful to what they would be located adjacent to. If this was a proposal for an apartment complex, Mr. Paschke admitted that then he could see the concerns, but essentially this was a type of single-family home proposed adjacent to another single-family home.

Attachment B

Member Boguszewski opined that the issue was density, basically five single-family homes; with Mr. Paschke clarifying that only two of those impacted this development. Member Boguszewski noted that this was the case with the GMHC proposal, but there could be up to ten homes impacted in another future project.

Chair Gisselquist, while being sympathetic to divorcing the GMHC project from this discussion, opined that if the body voted "nay," it would serve to delay the project. Chair Gisselquist opined that, if that project wasn't hanging over him, he would delay the vote to have further time to consider the implications; however, he was feeling pressured to move forward due to that project.

Member Murphy spoke to what problem was being solved based on what the proposed table could allow based on various scenario and other potential redevelopments amid other single-family dwellings throughout the community. Member Murphy advised that his intent was to protect existing single-family dwellings from MDR properties.

Member Boguszewski opined that if there was a way to provide that protection to existing neighborhoods by simply amending the numbers in the Table, he was against that, as others redevelopments may be fine or may not, but needed protection. Member Boguszewski further opined that rather than changing a few things here to allow this project to succeed, he would prefer to guide future development and not hurt existing dwellings.

Member Daire opined that, if in future developments, using the suggested setbacks from 30' to 45' and 5' to 10' as suggested by Member Boguszewski, it may create difficulties for other sites. However, Member Daire noted that the Variance process was available in those instances to relieve those pressures.

Mr. Paschke recognized that the Variance process was an option; however, he opined that the bar had already been placed high and questioned whether or not true consistency was available using that Variance option.

Member Boguszewski advised that he was not trying to be arbitrary, but understanding the distinctions of single- and multi-family structures, he didn't know what the actual footage should be, but to him it seemed that it needed to be higher. If the upper end was 45' and the preference was for a lower number, Member Boguszewski stated that he wanted to hear from staff what numbers would work.

Member Cunningham advised that she agreed with 99% of what Member Boguszewski was attempting to accomplish; and while wanting to vote in support of the friendly amendment, without more information, she was not inclined to approve something without the benefit of that additional impact and potential impact

Mr. Paschke clarified that staff was not proposing any amendment to the things the Commission is currently proposing be changed, with no proposal to change the setbacks currently under discussion by the body. Mr. Paschke noted that the recommended change, other than increasing the multi-family setbacks as indicated on the Table, was only as noted in the staff report. Mr. Paschke noted that the body was trumping what was currently in code and staff believed to be inappropriate, and serving to set the bar too much higher than necessary.

Member Cunningham questioned if the intent in fixing the current structure with the proposed text amendment from staff was to provide a buffer between new urban neighborhoods and older, existing neighborhoods.

Mr. Paschke responded that staff was not seeking a text amendment for what the body was trying to change; and clarified that staff had not proposed that as part of their text amendment, as detailed in the staff report.

Member Boguszewski clarified that it did however, apply to MDR, and the attributes of this inward-facing pocket development that made this a special case of that category that warranted looking into. While not knowing what MDR was originally put into place, Member Boguszewski guessed that it was an entirely different model than the GMHC proposal, a unique situation with the rear side outward facing, and increased traffic and garages all outward facing, with much of what was being discussed a result of that unique nature; and to him it was not incongruous or a concern just for this development.

Mr. Paschke responded that this type of project was what the code contemplated in 2010.

Member Boguszewski responded that he should then just let it stand.

Mr. Paschke responded negatively, noting that in 2010 such a courtyard development was considered; and clarified that he was not disputing the fact that there may be some impacts.

Member Daire questioned if the four footnotes shown under Table 1004-5 were currently in code or not; with Mr. Paschke advising that they do not currently exist.

Member Murphy asked the maker and seconder of the motion if they were willing to accept 30' for the periphery minimum rear yard building setback and 10' minimum periphery alley setback.

Member Boguszewski responded that he would accept that, that it would help and he really did not want the GMHC project to be stalled; however, he needed to consider that this was only one adjacent property to be impacted with that project, but there may be many more with future developments from the perspective of existing property owners versus those liking a more urban development.

FRIENDLY AMENDMENT

Member Boguszewski moved, seconded by Member Daire to amend the motion to increase the last line of Table 1004-5 for minimum periphery alley setbacks for one- and two-family structures to be 10' rather than the recommended 5' by staff; and to keep the periphery of one- and two family homes at 30', with the attached and multi-family structures requiring 45'.

FRIENDLY AMENDMENT

Ayes: 6

Nays: 0

Motion carried.

Mr. Paschke clarified the correction made to the table by staff after preparation of the staff report for minimum front yard building setbacks for "Street – non-local (A and B Minor Reliever and A Minor Augmenter)" in the "attached" column from "10'" to "0"; specifically to address row homes for placing them 15' from the street curb in order to always ensure a 15' separation from the road to the property line.

Chair Gisselquist advised that he would be voting in opposition due to not having enough information on the numbers being recommended and subsequently amended.

MOTION (AS AMENDED)

Ayes: 4

Nays: 2 (Gisselquist and Cunningham)

Motion carried.

City Council action on this item is scheduled for Monday, March 24, 2014.

City of Roseville

ORDINANCE NO. _____

AN ORDINANCE AMENDING SELECTED TEXT OF TITLE 10 ZONING ORDINANCE
OF THE ROSEVILLE CITY CODE

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. Purpose: The Roseville City Code is hereby amended to modify/clarify specific requirements within Table 1004-5 pertaining to the Medium Density Residential Districts.

SECTION 3. Table 1004-5 is hereby amended as follows:

Table 1004-5	One-Family	Two-Family	Attached	Multifamily
Maximum density	12 Units/net acre - averaged across development site			
Minimum density	5 Units/net acre - averaged across development site			
Minimum lot area per unit	4,800 Sq. Ft.	3,600 Sq. Ft.	3,600 Sq. Ft.	3,600 Sq. Ft.
Minimum lot width	40 Feet	30 Feet/unit	N/a	N/a
Maximum building height	30 Feet	30 Feet	35 Feet	40 Feet
Maximum improvement area	65%	65%	65%	65%
Minimum front yard building setback				
Street - local	30 Feet a	30 Feet a	30 Feet a	30 Feet
Street – non-local (A and B Minor Reliever and A Minor Augmentor)	NA	NA	zero feet b	30 feet
Interior courtyard – 40 foot or less courtyard width	15 Feet c	15 Feet c	15 Feet c	15 Feet
Interior courtyard – 41-45 foot courtyard width	10 feet c	10 feet c	10 feet c	10 feet
Interior courtyard – 45 feet or greater courtyard width	5 feet d	5 feet c	5 feet c	5 feet
Minimum side yard building setback				
Interior	5 Feet	5 Feet	5 Feet (end unit)	10 Feet
Periphery	5 feet	5 feet	8 feet	20 feet
Corner/ street	10 Feet	10 Feet	15 Feet	20 Feet
Reverse corner/ street	Equal to existing front yard of adjacent lot, but not greater than 30 feet			

Table 1004-5	One-Family	Two-Family	Attached	Multifamily
Minimum rear yard building setback				
Interior	0 feet	0 feet	0 feet	0 feet
Periphery	30 feet	30 feet	30 45 feet	30 45 feet
Minimum periphery alley setback	10 feet e	10 feet e	10 feet e	10 feet e

- 8 a. Covered entries and porches sheltering (but not enclosing) front doors are encouraged and may extend into the required front yard
- 9 to a setback of 22 feet from the front street right-of-way line.
- 10 b. Zero feet setback for non-enclosed porch or 15 feet from A/B Minor Reliever or A Minor Augmentor, whichever is greater.
- 11 c. Covered entries and porches sheltering (but not enclosing) front doors are encouraged and may extend into the required front yard
- 12 to a setback of 4 feet to the front courtyard parcel boundary.
- 13 d. Where courtyards are equal to or exceed 45 feet, covered entries and porches sheltering (but not enclosing) front doors may extend
- 14 to the front courtyard parcel boundary.
- 15 e. Requires landscaping and/or fencing approved by the community development department

16 **SECTION 3. Effective Date.** This ordinance amendment to the Roseville City Code shall take
 17 effect upon passage and publication.

18 Passed this 24th day of March, 2014

City of Roseville

ORDINANCE SUMMARY NO. ____

**AN ORDINANCE AMENDING TABLE 1004-5 OF TITLE 10, ZONING ORDINANCE OF THE
ROSEVILLE CITY CODE**

The following is the official summary of Ordinance No. ____ approved by the City Council of Roseville on March 24, 2014:

The Roseville City Code, Title 10, Zoning Ordinance, specifically Table 1004-5, has been amended to establish new requirements within the Medium Density Residential District.

A printed copy of the ordinance is available for inspection by any person during regular office hours in the office of the City Manager at the Roseville City Hall, 2660 Civic Center Drive, Roseville, Minnesota 55113. A copy of the ordinance and summary shall also be posted at the Reference Desk of the Roseville Branch of the Ramsey County Library, 2180 Hamline Avenue North, and on the Internet web page of the City of Roseville (www.ci.roseville.mn.us).

Attest: _____
Patrick Trudgeon, City Manager