

## Roseville Zoning Code Update Phase One Summary of Residential Districts' Changes

Phase One includes updates to four elements related to the residential zoning districts in order to align them with the adopted 2040 Comprehensive Plan: allowed uses/housing types, density standards, minimum lot size, and building height standards. Specific changes are highlighted in red.

### 1. Add allowed uses/housing types in the LDR and LMDR districts.

In order to align with the Comprehensive Plan's guidance for uses/housing types in the LR and MR land use categories, the following uses/housing types should be added to the LDR and LMDR districts:

**LDR:** Add two-family attached (twinhome), two-family detached (duplex), and courtyard cottages.

**LMDR:** Add accessory dwelling unit, triplex and quadruplex.

During the review of allowed uses/housing types it was determined that the following changes were needed to the code's definitions for housing types:

- Add new definitions for courtyard cottage, 3-family dwelling (triplex), and 4-family dwelling (quadruplex).
- Amend existing definitions for multi-family dwelling, one-family attached dwelling, two-family attached dwelling (twinhome), and two-family detached dwelling (duplex).

### 2. Update density standards, including reducing some minimum lot sizes.

A comparison of the densities identified in the 2040 Comprehensive Plan and the current residential zoning districts finds that some changes are needed for consistency.

Zoning District	Current Zoning Density (dwelling units per acre)	Recommended Zoning Density Update (dwelling units per acre)	Current Zoning Minimum Lot Size (square feet)	Recommended Minimum Lot Size (square feet)
<b>LDR</b>	No maximum No minimum	<ul style="list-style-type: none"> <li>• Add minimum of 1.5</li> <li>• Add maximum of 8.0</li> </ul>	<ul style="list-style-type: none"> <li>• 11,000 for one-family, interior lot = 3.96 density</li> <li>• 12,500 for one-family, corner lot = 3.48 density</li> </ul>	<ul style="list-style-type: none"> <li>• For two-family dwellings and courtyard cottage dwellings, set minimum lot size of 5,500</li> <li>• For one-family dwellings, reduce minimum lot size to 9,350</li> </ul>
<b>LMDR</b>	Maximum of 8* No minimum	Add minimum of 5.0	<ul style="list-style-type: none"> <li>• 6,000 for one-family = 7.26 density</li> <li>• 4,800 for two-family = 9.08 density</li> <li>• 3,000 for attached = 14.52 density</li> </ul>	Increase minimum lot size for attached dwellings to 3,600 to align with the maximum density of 12

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Zoning District	Current Zoning Density (dwelling units per acre)	Recommended Zoning Density Update (dwelling units per acre)	Current Zoning Minimum Lot Size (square feet)	Recommended Minimum Lot Size (square feet)
MDR	5 – 12*	No recommended updates	<ul style="list-style-type: none"> <li>• 4,800 for one-family = 9.08 density</li> <li>• 3,600 for two-family = 12.10 density</li> <li>• 3,600 for attached = 12.10 density</li> <li>• 3,600 for multifamily = 12.10 density</li> </ul>	No recommended updates
HDR	12 – 24** 24 – 36***	<b>Allow densities higher than 24 by CUP</b>	None	No recommended updates

\* Averaged across development site

\*\* Density in the HDR-1 district may be increased to 36 dwelling units/net acre with approved conditional use

\*\*\* Density in the HDR-2 district may be increased to more than 36 dwelling units/net acre with approved conditional use

### 3. Update maximum building heights.

As directed in the 2040 Comprehensive Plan, updates are being proposed relative to the scale of development. During the analysis it was determined that the appropriate measure for scale between zoning districts is building height. As can be seen in the table below, currently building height differs not only between zoning districts but also between individual uses/housing types within each district. It is recommended that the zoning code be modified so that differences between building heights are by zoning district rather than uses/housing types as it allows for a similar scale amongst all the uses within the district.

Zoning District	Scale Based on 2040 Comp Plan Land Use Categories	Current Zoning Building Height Maximum (feet)	Recommended Building Height Maximum (feet)
LDR	Small	1-family - 30'	30'
LMDR	Small	1-family detached - 30' 2-family - 30' 1-family attached - 35'	<b>35'</b>
MDR	Medium	1-family detached - 30' 2-family - 30' 1-family attached - 35' Multi-family - 40'	<b>45'</b>
HDR	Medium to large	1-family attached - 35' Multi-family - 45' Multi-family - 65' (CUP)	<b>55'</b> <b>More than 55' (CUP)</b>

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As part of the updates to the HDR district, the following stepback requirement has been added for all projects which have a 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 floor stepback minimum, an additional stepback is not required for the upper floors.**