



**WORK SESSION  
BARTHOLOMEW ROOM  
OCTOBER 26, 2021  
6:00 PM**

Call to order

1. Continued discussion of possible changes to single-family residential districts to bring the Zoning Code into agreement with the 2040 Comprehensive Plan.

Adjournment

**Auxiliary aids for individuals with disabilities are available upon request. Requests must be made at least 96 hours in advance to the City Clerk at 612-861-9738.**



## **STAFF REPORT NO. 35**

### **WORK SESSION**

**10/26/2021**

REPORT PREPARED BY: Ryan Krzos, Planner

DEPARTMENT DIRECTOR REVIEW: John Stark, Community Development Director  
10/20/2021

OTHER DEPARTMENT REVIEW:

CITY MANAGER REVIEW: Katie Rodriguez, City Manager  
10/21/2021

### **ITEM FOR WORK SESSION:**

**Continued discussion of possible changes to single-family residential districts to bring the Zoning Code into agreement with the 2040 Comprehensive Plan.**

### **EXECUTIVE SUMMARY:**

State Statute requires that following the adoption of a Comprehensive Plan, the City evaluate and revise our ordinances to ensure that the two regulatory documents do not conflict. This not only ensures clarity of intent, but it memorializes and codifies the feedback from nearly two years of community outreach and work.

At a March 23, 2021 Work Session, staff introduced and initiated discussion on potential changes to dimensional standards and use regulations in residential zoning districts. Specifically, those zoning districts that serve as the implementation tool for the Low Density Residential (LDR) planned land use category. The LDR category allows for the mixture of single-family detached and attached units, such as duplexes and lower density townhomes. LDR allows these uses at a density of 1 to 7.4 units per acre. The existing density of the areas guided LDR is roughly 4.9 units per acre.

At the March Work Session, staff heard support for adjusting lot dimensional standards to allow single-family uses at the upper limits of allowed LDR density. Since that time, staff has developed the following proposed changes for R district:

- Reduce minimum lot area from 6,700 sq. ft. to 6,000 sq. ft. Lots of this size correspond to 7.3 units per acre. 17% or approximately 1 in 6 existing single-family lots are smaller than the current lot area requirement and are considered legally non-conforming. With this reduction approximately 3% of single family lots would remain legally non-conforming.
- Reduce lot width minimum from 50 ft. to 45 ft. This lot width corresponds to the average existing lot depth (about 133 ft.) to allow a 6,000 sq. ft. lot. Shallower than average blocks would need a wider lot width to compensate.
- Eliminate the lot depth requirement of a minimum of 100 ft. As a fully developed community, lot depth is largely set as most new lots would be a split of an existing site. The majority of our peer communities do not regulate lot depth.

Additionally, with direction from the March Work Session, staff began to develop the conceptual

framework to enable opportunities to create duplexes in areas guided LDR, as described by the 2040 Plan. The general consensus was to look into allowing duplexes by-right on busier roads, street corners, and adjoining more intense zoning; and allow as a conditional use everywhere else.

Staff heard that introducing duplexes into established neighborhoods requires careful consideration of code requirements applicable to this use type. To that end, staff is looking into developing and will preview using form based coding principles to make sure new duplex development/redevelopment fits its surrounding neighborhood. To assist in the preparation of these code requirements for duplexes, staff has assembled a visual preference survey. This survey will be introduced at a Work Session prior to being distributed to the Planning Commission and City Council. Staff will also seek direction on use of the survey as a public engagement opportunity.

#### **DIRECTION NEEDED:**

- Concurrence on proposed changes to lot dimension standards for single-family uses.
- Interest in moving toward use of form-based coding principles in regulating non-single-family use types, with the intent to ensure context compatibility.
- Direction on public input strategy meant to assist development of the code.

#### **BACKGROUND INFORMATION:**

##### **A. HISTORICAL CONTEXT**

- The Richfield 2040 Comprehensive Plan was adopted in 2019.
- The Metropolitan Council designates the City of Richfield as part of the "urban center" of the Twin Cities Metropolitan Area.

##### **B. POLICIES (resolutions, ordinances, regulations, statutes, etc):**

MN Statute 473.858 requires cities to review and bring zoning ordinances into conformance with adopted comprehensive plans.

Current dimensional requirements:

##### **R District (Subsection 514.11)**

Housing Type	Min. Area	Min. Width	Min. Depth
Single-Family Dwelling	6,700 sf	50 ft	100 ft
Duplex*	9,000 sf	60 ft	100 ft

\*Duplexes are conditionally permitted on arterial & collector roads (see attached road classification map).

##### **MR-1 District (Subsection 522.11)**

Housing Type	Min. Area	Min. Width	Min. Depth
Single-Family Dwelling	6,700 sf	50 ft	100 ft
Duplex	10,000 sf	75 ft	100 ft

Of the current duplexes in the City, 19% fail to meet the 9,000 sf minimum prescribed by the R District regulations; 36% fail to meet the 10,000 sf minimum of the Two-Family Residential District.

##### **C. CRITICAL TIMING ISSUES:**

- The pandemic has delayed the work to align the Zoning Ordinance with the Comprehensive Plan.
- This work is a priority.

##### **D. FINANCIAL IMPACT:**

None.

##### **E. LEGAL CONSIDERATION:**

Per MN Statute 473.858, regulations adopted as part of the Comprehensive Plan supersede conflicting

provisions of the Zoning Ordinance. For clarity, it is important to align regulations.

**ALTERNATIVE(S):**

None.

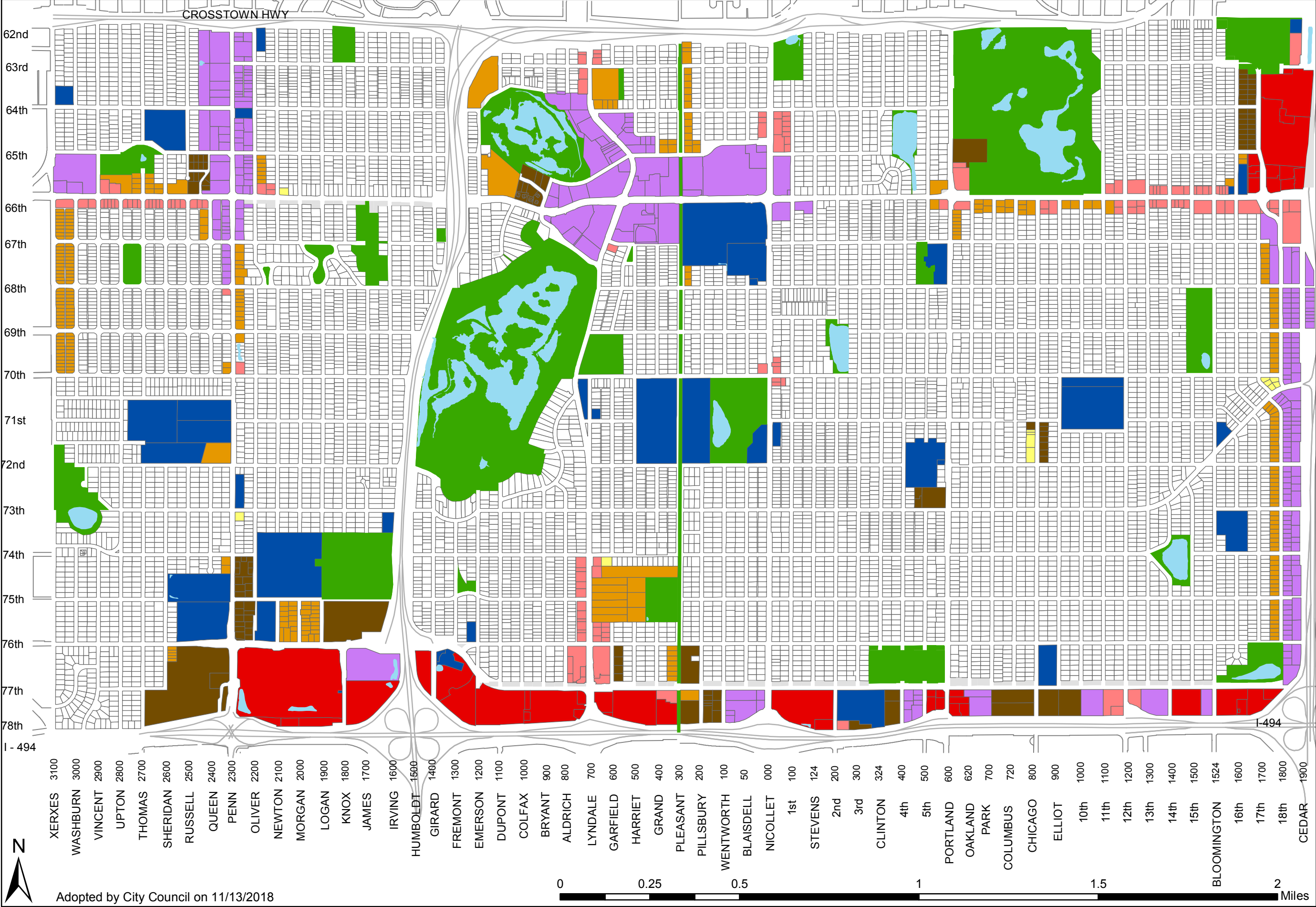
**PRINCIPAL PARTIES EXPECTED AT MEETING:**

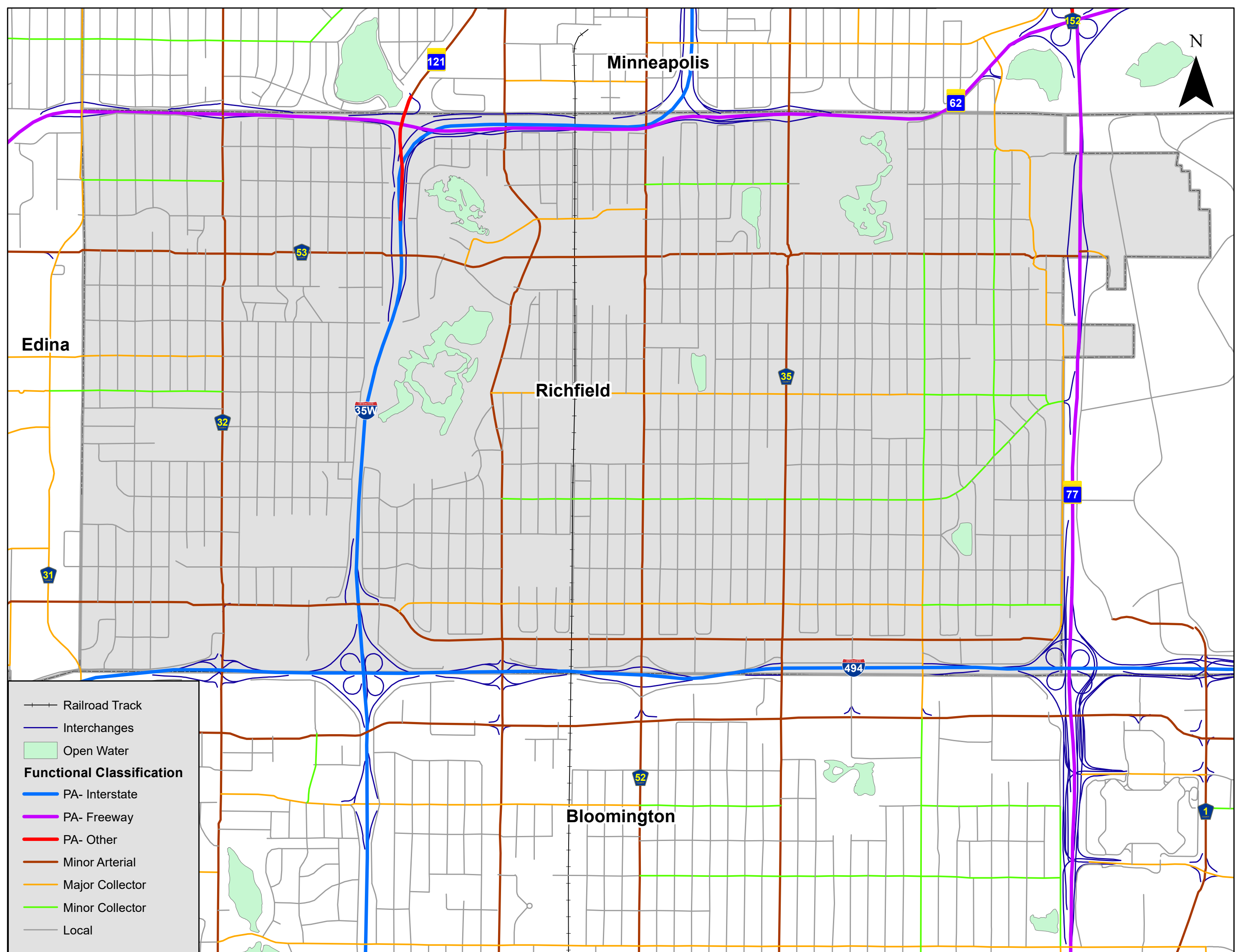
None.

**ATTACHMENTS:**

Description		Type
▣	2040 Comprehensive Plan-Land Use	Exhibit
▣	Richfield Road Classification Map	Exhibit
▣	Draft Presentation	Presentation

# 2040 Comprehensive Plan - Planned Land Use







## Session Overview

- Start with Brief Background on Zoning and Development in the City
- Overview of proposed R district Changes
- Framework for changes to duplex regulations



## Overview

- Align Zoning with guidance of the Comp Plan
- Started with LDR areas, the largest geographic area
- honor work that went into the Plan, and obligate to allow property owners to develop up to the maximum limits

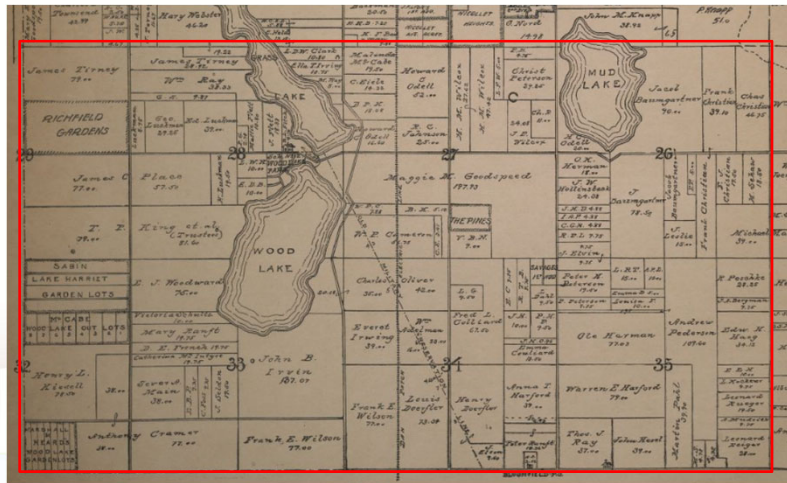


## Background

- Timeline tells a powerful story about the role of zoning in the development of the community.
  - Speaks to who was welcome in the community.
- Important to examine for our commitment to rooting equity in our work



## Pre-war Richfield



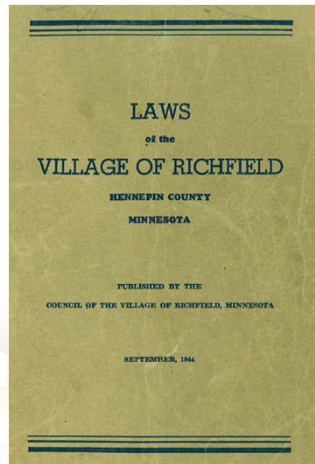
Atlas of Hennepin County, Minnesota (1913)



## Richfield in 1940



## Then in 1941...



VILLAGE OF RICHFIELD 17

Section 4  
Use Regulations for  
Residential District.

In the Residential District, unless otherwise provided in this ordinance, no building or land shall be used and no building shall hereafter be erected or altered except for one or more of the following uses, to-wit:

A. One-family or two-family dwellings and their accessory buildings, including a private garage of not more than two-car capacity.

B. Home occupations, which shall include any use customarily conducted entirely within a dwelling and carried on by the inhabitants

or detrimental to the District in which it is located.

### Section 7 Area Regulations for Residential Districts:

1. Not more than one single family dwelling may be erected on any platted lot in said District, provided, however, that if the area of any lot exceeds 10,000 sq. feet, a two-family dwelling may be erected thereon.

B. Each building in said Residential District shall have a front yard of not less than 30 feet.

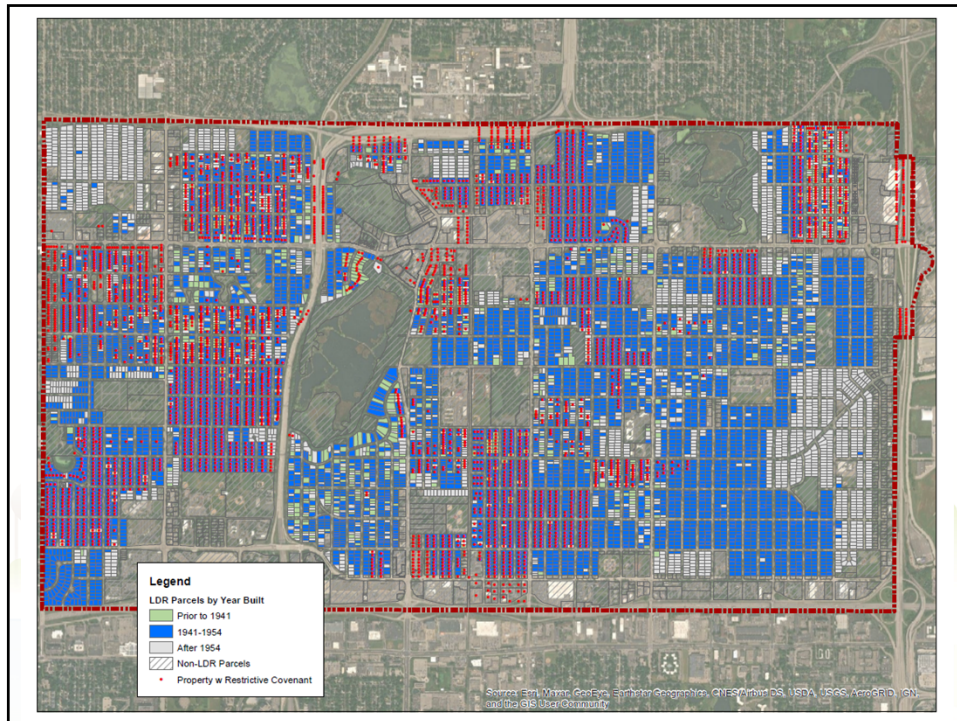
C. Each building in said Residential District shall have two side yards, one on each side of the building. Said side yards, in the case of one and one-half story or smaller buildings, shall have a width of not less than 5 feet and in case of larger buildings, the side yards shall be not less than 15 feet in width.

D. Each dwelling located on a corner lot in said Residential District shall have a side yard on the side abutting upon a street of not less than the minimum front yard depth requirement on the adjoining interior lot, but this shall not reduce the buildable width of any corner lot to less than 30 feet.



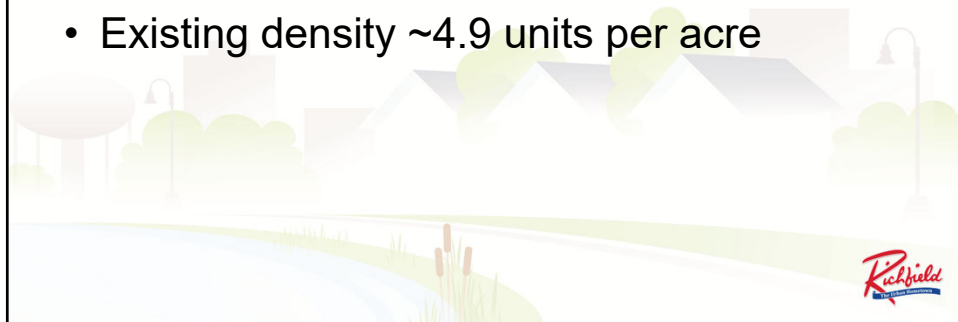
## Richfield in 1957





## LDR

- Allows for the mixture of single-family detached and attached units, such as duplexes and lower density townhomes.
- 1-7.4 units per acre
- Existing density ~4.9 units per acre



## LDR

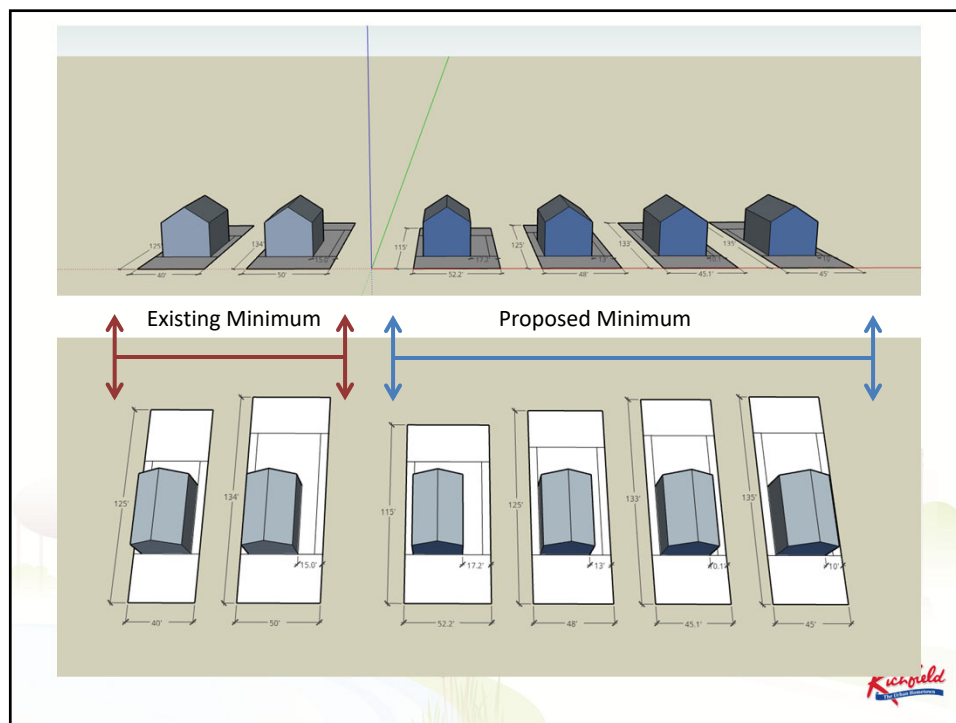
- The R District is the primary Zoning Category for areas guided LDR.
- R District evaluation was in part an academic exercise with goal of allowing density guidance prescribed by Comp Plan

## LDR – R District

- Proposed Changes for R district:
  - 6,000 sq. ft. Lot Area Minimum [6,700 sq. ft. existing]
    - Corresponds to 7.3 units/ac at maximal absorption
  - 45 ft. Lot Width Minimum [50 ft. existing]
    - Corresponds to the average existing lot depth (~133 ft.) to allow a 6,000 sq. ft. lot.
    - Allows for construction of a modern home while meeting dimensional requirements.
    - Shallower than average block would need wider lot width to compensate

## LDR – R District

- Proposed Changes for R district Continued:
  - Eliminate Lot Depth Minimum [100 ft.]
    - As a fully developed community, lot depth is largely set as most new lots would be a split of an existing site.
    - Majority of our peer communities do not regulate lot depth
  - Expand eligibility for duplexes
    - More later...



## LDR – Other Zoning Districts

- Maintain R-1 as is.
  - Move-up Housing Stock
  - 16,944 sf existing average
- Dissolve MR-1 district, rezone those properties to R.
  - R would accommodate duplexes, which the MR-1 district was specifically setup to accommodate the duplexes that were already built.
- Update Nomenclature
  - LDR & LDR-Large lot



## Duplexes

- In March we heard openness to expanding permissions for duplexes.
  - at a minimum, allow by-right on busier roads, street corners, and near more intense zoning
    - Allow as a conditional use everywhere else
- Goal of introducing these types into established neighborhoods with predictable results



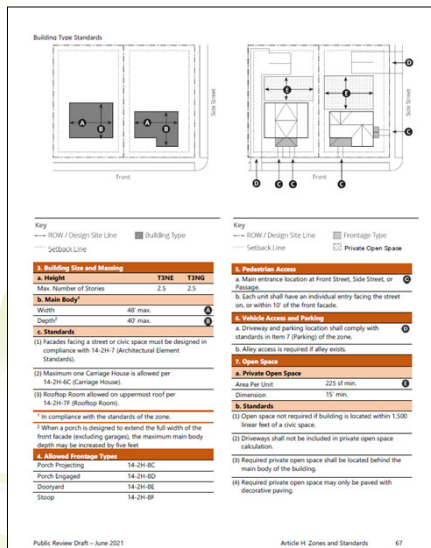
## Building Form

- Looking at form based coding principles to make sure new development/redevelopment fits the neighborhood.
  - Form based concepts are already in the zoning code i.e. build to lines in the MU Districts



## FBC at the LDR scale

- Iowa City, IA Example:
  - Duplex side-by-side
  - Height
  - Building dimensions
    - Main Body and Wings
  - Building frontage
  - Frontage design requirements
    - i.e. porch, inset porch, stoop, etc.
  - Parking location



## Visual Preference Survey

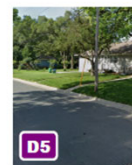
- Help calibrate these form based principals to Richfield.
- It will show a building (duplex) in the region
- Prompt will be if the displayed image is appropriate for the Community, open ended comments
- Divided into sections focusing on:
  - Building bulk, Entries/Porches/Stoop, Parking (Garages and Driveways), and Exterior Design.



## Visual Preference Survey

### Exterior Design

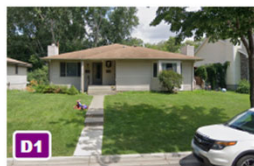
In this section consider the overall exterior design of the buildings shown. Is the exterior design appropriate for Richfield's neighborhoods? When making your choice be sure to consider the materials, roof pitch, building articulation (changes in the depth of the surface of a building face), and the amount of window area.



D5



Explain any of your a



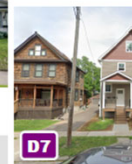
D1



Explain any of your above choices here:



D2



D7



Explain any of your a



## Public Engagement

- As a Zoning Amendment, a PH at the PC is required; followed by two readings by the Council
- Visual Preference Survey to public?



## Discussion Questions

- Concurrence on direction on SF lot changes
- Interest in Form-based Principles as the direction we're heading with non-SF types?
- Direction on Visual Preference Survey as means to get public input

