



**PLANNING COMMISSION MEETING
RICHFIELD MUNICIPAL CENTER, COUNCIL CHAMBERS
DECEMBER 12, 2022
7:00 PM**

Call to Order

Approval of the Minutes

- Approval of the minutes of the Regular Planning Commission meeting of November 28, 2022.

Open Forum

Comments are to be an opportunity to address the Planning Commission. Please refer to the Planning Commission agendas and minutes web page for additional ways to submit comments prior to the meeting. Call into the open forum by dialing 1-415-655-0001 Use webinar access code: 2456 268 8131 and password: 1234.

Agenda Approval

1. Approval of the Agenda

Public Hearings

2. Public hearing to consider an ordinance amendment aligning the Zoning Code with the Comprehensive Plan; eliminating the Two-Family Residential (MR-2) Zoning District, and amending the Single-Family Residential (R) District.

Staff Report No. 27

Liaison Reports

- 3.

Community Services Advisory Commission
City Council
Housing and Redevelopment Authority (HRA)
Richfield School Board
Transportation Commission
Chamber of Commerce
Sustainability Commission

4. **City Planner's Report**

5. Next Meeting Time and Location

- Regular meeting on January 23, 2023, at 7pm in Council Chambers at City Hall

6. 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 612-861-9739.

***Complete information on how to share comments or questions with the Planning Commission, see our Agendas and Minutes page**

https://www.richfieldmn.gov/city_government/planning_commission/agendas_and_minutes.php



PLANNING COMMISSION MEETING MINUTES

Richfield, Minnesota

Regular Planning Commission Meeting

November 28, 2022

CALL TO ORDER

The meeting was called to order by Chair Rudolph at 7:00 p.m. in the Council Chambers.

Planning Commission Members Present: James Rudolph, Chair; Brendan Kennealy; Brett Stursa; Benjamin Surma; Cole Hooey; and Eddie Holmwig-Johnson

Planning Commission Members Absent: None

Staff Present: Sam Crosby, Planner II and Kari Sinning, City Clerk

APPROVAL OF MINUTES

M/Stursa, S/Kennealy to approve the minutes of the Regular Planning Commission Meeting of October 24, 2022.

Motion carried: 6-0

OPEN FORUM

Chair Rudolph reviewed the options to participate in the open forum and there were no open forum comments provided.

ITEM #1	APPROVAL OF THE AGENDA
----------------	-------------------------------

M/Hooey, S/Kennealy to approve the agenda.

Motion carried: 6-0

ITEM #2	PUBLIC HEARING TO CONSIDER AN ORDINANCE AMENDMENT MODIFYING THE ZONING CODE IN RELATION TO LANDSCAPING REQUIREMENTS (STAFF REPORT NO. 26)
----------------	--

Planner II Crosby presented Staff Report No. 26.

Chair Rudolph asked if there would be any provisions that would be available for maintenance of trees in City parks. Planner II Crosby stated that it is only for planting new trees, and it could not be used for maintenance. Chair Rudolph also asked if there would be funds allocated to help replace trees in residential areas. Planner II Crosby stated that there would not be as the funds are only available for public boulevards and parks.

Commissioner Hooey asked if there would be a better install rate with the new numbers. Planner II Crosby shared the proposed would be more reasonable for future projects. Commissioner Hooey also asked for clarification on where the trees can be planted. Planner II Crosby stated that it could be both used for public boulevards or parks.

Chair Rudolph asked if it is part of the code that trees planted on the boulevards would not count. Planner II Crosby stated that with city permission the developers would be allowed to count them.

Commissioner Surma asked if this would be flexible through the PUD process in future projects and asked about the constraints that make it difficult for developers to adhere to the current goals. Planner II Crosby stated that site design caused many of the constraints and that this number is more reasonable to be attained by the developers so there should not be a need for a PUD process.

Chair Rudolph reopened the public hearing.

M/Kennealy, S/Holmwig-Johnson to close the public hearing.

Motion carried: 6-0

Commissioner Holmwig-Johnson raised concerns about the option to opt out of the requirement by paying and that the developers should have more justification for doing so.

Chair Rudolph asked if there would be an application process if they would not want to follow the requirements. Planner II Crosby explained that it would be a part of the development review and approval process that would go through the Planning Commission and City Council.

Commissioner Hooey asked if there any setbacks per tree. Planner II Crosby stated that the Sustainability Specialist and Forester would be a part of landscape approval process and the different types of trees would vary in their needs for setbacks and spacing.

Commissioner Stursa felt comfortable with cash in lieu provision knowing that people with more knowledge would be making that call. She supported the item without amendment.

Commissioner Holmwig-Johnson felt better about the option since there would be experts involved but did ask if they do not meet the requirements that it should be noted on the record in the proposed staff reports. Planner II Crosby stated that she would make a point to state if the developer does not meet the requirements and used the opt out option.

Chair Rudolph asked if the trees on the No Plant DNR list would be dynamic and if it would affect trees that are already planted. Planner II Crosby explained that the list would change and would be referenced in our code, and it would only be for new projects that come in.

M/Stursa, S/Holmwig-Johnson to recommend approval of an ordinance amendment modifying the Zoning Code in relation to landscaping requirements.

Chair Rudolph shared his approval of the item and the robust discussion had by the members.

Motion carried: 6-0

ITEM #3**LIAISON REPORTS**

- Community Services Commission: Chair Rudolph had no report.
- City Council: Commissioner Kennealy overviewed the November City Council agendas.
- Housing and Development Authority (HRA): Commissioner Stursa overviewed the November 21 HRA agenda that prioritized investment in projects that align with City Goals for housing.
- Richfield School Board: Commissioner Holmvig-Johnson shared that the School Board overviewed an evaluation process for the Superintendent and they are offering more mental health staff/counselors for secondary schools.
- Transportation Commission: Commissioner Surma had no report.
- Chamber of Commerce: Commissioner Hooey shared that the Chamber of Commerce met at the High School and spoke about partnerships with local businesses to further programs for vocational training.
- Sustainability Commission: Commissioner Kennealy had no report.

ITEM #4**CITY PLANNER'S REPORT**

Planner II Crosby had no report.

Commissioner Stursa asked about the restaurant going into the Local Roots location. Planner Crosby stated that she has had some inquiries about the location, but no serious inquiries.

ITEM #5**NEXT MEETING TIME AND LOCATION**

The next regular meeting is scheduled for Monday, December 12, 2022, at 7 p.m. in the Council Chambers at the Richfield Municipal Center.

ITEM #6**ADJOURNMENT**

M/Holmvig-Johnson, S/Kennealy to adjourn the meeting.

Motion carried: 6-0

The meeting was adjourned at 7:26 p.m.

Submitted by:

Kari Sinning
City Clerk

Brett Stursa
Planning Commission Secretary

AGENDA SECTION:	Public Hearings
AGENDA ITEM #	2
CASE NO.:	Staff Report No. 27



PLANNING COMMISSION MEETING 12/12/2022

REPORT PREPARED BY: Nellie Jerome, Planner I

COMMUNITY DEVELOPMENT DIRECTOR: Melissa Poehlman, Community Development Director
12/5/2022

ITEM FOR COMMISSION CONSIDERATION:

Public hearing to consider an ordinance amendment aligning the Zoning Code with the Comprehensive Plan; eliminating the Two-Family Residential (MR-2) Zoning District, and amending the Single-Family Residential (R) District.

EXECUTIVE SUMMARY:

State Statute requires that the City evaluate and revise our Zoning Code to ensure that it does not conflict with our Comprehensive Plan. In the 2040 Comprehensive Plan, the Low-Density Residential (LDR) category allows for the mixture of single-family detached and attached units, such as duplexes and lower density townhomes, up to a density of seven dwelling units per acre. Current zoning regulations prohibit the creation of new single-family lots at the upper end of this density limit, and two-family dwellings are only conditionally allowed on arterial and collector streets.

To align these two documents, the proposed ordinance would eliminate the MR-1, Two-Family Residential Zoning District and would instead allow two-family homes by-right in the R District. The R District name would be changed from Single-Family Residential to Low Density Residential. No changes are proposed to zoning regulations in the R-1 District, but the name would be changed from Low Density Single-Family Residential to Single-Family Residential. In addition to the above changes, residential design standards have been revised to promote livability and aesthetics, regardless of housing type. A full discussion of the specific changes is provided in the Policy Section below.

The proposed ordinance amendment would resolve outright contradictions between the documents and would further the 2040 Comprehensive Plan's goals of "expanding housing choices, promoting modernization of the housing stock, maintaining affordability, and supporting attractive neighborhoods" (p.59). Additionally, removing barriers to the creation of "missing middle" housing offers an opportunity to reduce the regional housing-shortage and for household wealth-building, particularly for those who have been historically kept out of the market.

The proposed changes have been discussed at three work sessions with the City Council, Housing and Redevelopment Authority (HRA), and Planning Commission. Additionally, a visual preference survey was made available to the community.

RECOMMENDED ACTION:

Conduct and close a public hearing and by motion: Recommend approval of an ordinance amendment aligning the Zoning Code with the Comprehensive Plan, eliminating the Two-Family Residential (MR-2) Zoning District, and amending the Single-Family Residential (R) District.

BASIS OF RECOMMENDATION:

A. HISTORICAL CONTEXT

- Early in its history, Richfield allowed single and two-family dwellings nearly everywhere. In 1954, the City began restricting the construction of two-family dwellings. While staff cannot speak to the motives of this change, it is worth noting that it followed shortly after the 1948 and 1953 court decisions making racially restrictive covenants illegal and unenforceable. As staff has uncovered through our work with the Just Deeds project, racially restrictive covenants prohibited many families from partaking in the development/ownership of a home in Richfield (see attached presentation).
- At three work sessions (in March and October of 2021, and in June of 2022), staff heard support for updating the City's Zoning Code to not only align lot dimension requirements with the Comprehensive Plan, but to also allow two-family dwellings by-right within the R District.
- A visual preference survey was distributed to the community via social media channels in January 2022. Over the course of the month, 130 responses were received showing a preference for a minimized driveway area in front yards and for a smaller garage door area on the front façade of a home. These changes are included in the proposed ordinance amendment.
- The origin of the term grandfathered also gives cause to remove it from the Zoning Code as part of this proposed amendment. Although the 15th Amendment gave African American Men the right to vote in 1870, some states instituted poll taxes, literacy tests, and other requirements to make voting difficult. Some states adopted a requirement known as the "grandfather clause," which only allowed men to vote if they were the descendants of a voter. In short, if you were white you were much more likely to be grandfathered in to being able to vote. This was not struck down until 1915, when the Supreme Court ruled that it was illegal.

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

- Following the adoption of a Comprehensive Plan, MN State Statute 473.864 requires that the City evaluate and revise our Code of Ordinances to ensure that the two regulatory documents do not conflict.
 - The following is a complete list of proposed changes to the Zoning Code:
 - Establish two-family dwellings in the R District as a permitted use by-right.
 - Repeal the entirety of the MR-1, Two-Family Residential Zoning District. All properties with this designation will return to the R zoning district.
 - Change the names of the R and R-1 Districts from Single-Family Residential and Low Density Single-Family Residential to Low Density Residential and Single-Family Residential, respectively.
 - Reduce the minimum width in the R District from 50 feet to 47 feet. Reduce the minimum lot size in the R District from 6,700 square feet to 6,000 square feet. This change reduces the percentage of nonconforming residential lots from about 17% to about 3%.
 - Allow smaller lot areas in cases of new, two-unit townhomes in the R District.
 - Include a setback reduction for two-family townhouses allowing them to be attached at the property line with a zero-foot setback.
 - Require that a side entrance on a two-family dwelling be set back an additional five feet, for a total setback of ten feet from the lot line.
 - Require at least one entrance on the street-facing side of a home that is not a garage entrance unless special circumstances apply.
 - Establish a regulation that garages may not be overly prominent on a street-facing side of a house, and that garage doors may not be forward of the first floor façade of the house.
 - Update minimum floor area requirements for single family and two-family dwellings to be 960 and 800 square feet, respectively.
 - Remove requirement to reserve area on the lot for a future construction of space for a second vehicle in a garage. Maintain requirement for two off-street parking spaces per dwelling unit, with at least one space being enclosed.
 - Remove the phrase "grandfather clause" from the nonconforming lot exception title in subdivision 3 of 514.09. See Historical Context section for additional information.

- Minor housekeeping items and clarifications are also included in the ordinance amendment.

C. CRITICAL TIMING ISSUES:

- State Statute 473.864 requires that a City's Code of Ordinances be updated to ensure that it does not conflict with the Comprehensive Plan.

D. FINANCIAL IMPACT:

- None.

E. LEGAL CONSIDERATION:

- Notice of the public hearing was published in the Sun Current newspaper on October 13, 2022.
- Council consideration of these amendments has been tentatively scheduled for a First reading on January 10, 2023, and a Second Reading on January 24, 2023.

ALTERNATIVE RECOMMENDATION(S):

- Recommend approval of an ordinance amendment aligning the Zoning Code with the Comprehensive Plan, eliminating the Two-Family Residential (MR-2) Zoning District, and amending the Single-Family Residential (R) District with modifications.
- Recommend denial of an ordinance amendment aligning the Zoning Code with the Comprehensive Plan, eliminating the Two-Family Residential (MR-2) Zoning District, and amending the Single-Family Residential (R) District with a finding that the proposal conflicts with the Comprehensive Plan.

PRINCIPAL PARTIES EXPECTED AT MEETING:

None.

ATTACHMENTS:

Description	Type
□ Ordinance	Ordinance
□ March 2021 Work Session Presentation	Backup Material
□ October 2021 Work Session Presentation	Backup Material
□ June 2022 Work Session Presentation	Backup Material

BILL NO. _____

**AN ORDINANCE AMENDING THE RICHFIELD ZONING CODE
REGULATIONS RELATED TO TWO FAMILY USES;
CONSOLIDATING THE R AND MR-1 DISTRICTS INTO A
LOW DENSITY RESIDENTIAL ZONING DISTRICT; AND
MODIFYING LOW DENSITY RESIDENTIAL DESIGN STANDARDS
AND LOT DIMENSIONS**

THE CITY OF RICHFIELD DOES ORDAIN:

Section 1

Subsection 507.07 of the Richfield Zoning Code relating to definitions is amended to update the "townhouse" definition and to remove the "twin home" definition, to read as follows:

507.07. - Definitions.

...

Subd. 37. "Dwelling." Any building or portion thereof used exclusively for residential occupancy, including single-family, two-family, and multifamily dwellings, but not including nursing homes, rest homes, or hotels.

Subd. 38. "Dwelling, attached." A dwelling that is joined to another dwelling at one (1) or more sides by a party wall or walls.

Subd. 39. "Dwelling, detached." A single dwelling which is not attached to another.

Subd. 40. "Dwelling, multifamily." A residential building or portion thereof used for occupancy by three (3) or more families living independently of each other. **This could be an apartment, a 3-unit townhouse, or a substantially similar dwelling.**

Subd. 41. "Dwelling, single-family." A residential building used for occupancy by one (1) family.

~~Subd. 42. "Dwelling, townhouse." A building used for occupancy by three (3) or more families living independently of each other. Each dwelling unit is attached horizontally in a linear arrangement with private front and rear entrances at ground level and has a totally exposed front and rear wall to be used for entry, light, and ventilation. Dwelling units may be individually owned and an association fee may be paid for maintenance of yard and common areas.~~

~~Subd. 43. "Dwelling, twin home." A residential building containing two (2) dwelling units which are completely separate in every way except~~

~~that they share a common wall (with no openings) which separate the units and act as the dividing lot line, where each unit is situated on its own parcel of land.~~

Subd. 44. "Dwelling, two-family." A residential building used for occupancy by two (2) families living independently of each other, ~~where both units are situated on the same parcel of land.~~ This may be a duplex, a two-unit townhouse, or a substantially similar dwelling.

Subd. 45. "Dwelling unit." Residential accommodation including kitchen facilities, permanently installed, which are used for living quarters by one (1) family.

...

Section 2

Subsection 509.07 relating to Lot provisions is amended to add a new Subdivision 5, to read as follows:

509.07. - Lot provisions.

Subdivision 1. One building and use. Except in the case of planned unit developments, group housing developments, and developments in the Mixed-Use Districts, only one (1) principal building and use may be located on a lot. This subdivision is not intended to prohibit similar types of uses from occupying a multi-tenant building if all other requirements of this Code are met.

Subd. 2. Frontage requirements. Except in a planned unit development, all lots shall have frontage on a public street.

Subd. 3. Through lots. On a through lot, the lot lines abutting both street frontages shall be considered front lot lines.

Subd. 4. Front yards. A front yard may not contain any building or other structure except fencing, ornamental outdoor furniture, parking areas, signage, and landscaping, as permitted or required under this Code or the city code except as specifically noted for through lots.

Subd. 5. Primary Residential Entrance. Homes are required to have a minimum of one (1) primary, non-garage, entrance facing an adjacent street frontage. Where there is no adjacent street to which a dwelling entrance may be oriented, or it is not practical to orient a dwelling to an adjacent street due to lot layout, topographic, or other characteristics of the site, the dwelling may orient to a walkway, courtyard, open space, common area, lobby,

or breezeway (i.e., for multiple family buildings), subject to approval by the Director.

Section 3

Subsection 512.01 of the Richfield Zoning Code relating to the zoning districts is amended to remove the MR-1 and PMR-1 designations, and to correct typographical errors, to read as follows:

512.01. - Zoning Districts.

Subdivision 1. Establishment of districts. In order to carry out the purposes and provisions of this Code, the city is hereby divided into the following Zoning Districts: (Amended, Bill No. 2008-12, 2009-5, 2009-7, 2017-6, Bill No. 2021-12)

Residential Districts	
Single Family Low Density Residential	R
Low Density Single-Family Residential	R-1
Two Family Residential	MR-1
Multi-Family Residential	MR-2
High Density Multi-Family Residential	MR-3
Commercial Districts	
Service Office	S-O
Neighborhood Business	C-1
General Commercial	C-2
Mixed-Use Districts	
Mixed-Use Regional	MU-R
Mixed-Use Community	MU-C
Mixed-Use Neighborhood	MU-N
Industrial Districts	
Industrial	I
Planned Unit Development Districts	
Planned Residential	PR
Planned Two Family Residential	PMR-1
Planned Multi-Family Residential	PMR
Planned Neighborhood Commercial	PC-1
Planned General Commercial	PC-2
<u>Planned Mixed Use</u>	<u>PMU</u>
Overlay Districts	
Airport <u>Impact</u> Runway Overlay District	AR

Penn Avenue Corridor Overlay District	PAC
Cedar Avenue Corridor Overlay District	CAC
Veterans Park Area Overlay District	VPA

Section 4 Subsection 512.05 of the Richfield Zoning Code is amended to remove the MR-1 column, to read as follows:

512.05. - Permitted, Conditional, Accessory and Prohibited Uses in Residential Districts.

The following table summarizes which land uses are classified as permitted, accessory, conditional or prohibited in the Residential Districts. Refer to Sections 514 through 527 for complete regulations.

P: Permitted
A: Accessory
C: Conditional
N: Null or Prohibited

Land Use	R	R-1	MR-1	MR-2	MR-3
Residential					
Single-family detached dwellings	P	P	P	N	N
Two-family dwellings	C P	N	P	P	P
Twin homes	N	N	C	N	N
Multifamily dwellings (minimum 3 units)	N	N	N	P/C	P/C
Cluster home developments	C	N	C	C	N
Other					
Bed and breakfast inns	C	C	N	N	N
Cemeteries	C	N	N	N	N
Day care facilities	P/C	P	P/C	P/C	P/C
Emergency shelters	C	N	C	C	C
Fences, walls and hedges	A	A	A	A	A
Foster family homes	A/C	A/C	A/C	A/C	A/C
Garages/carports for a residential structure	A	A	A	A	A
Gazebos/greenhouses	A	A	A	N	N
Governmental buildings	P	N	C	C	C
Home occupations	A	A	A	A	A
Libraries (public)	P	N	C	C	C
Parking	A	A	A	A	A
Private driveways	A	A	A	A	A
Public utilities, major	C	C	C	C	C

Land Use	R	R-1	MR-1	MR-2	MR-3
Public utilities, minor	A	A	A	A	A
Recreational facilities, noncommercial, principal use	C	C	C	N	N
Religious institutions	C	N	C	C	C
Residential care facilities	P	P	P/C	P/C	P/C
Roomer	A	A	N	N	N
Satellite dish antennas	A	A	A	A	A
Schools, public or private	C	N	C	C	C
Storage buildings	A	A	A	A	A
Swimming pools, private	A	A	A	A	A
Telecommunication towers	C	C	C	C	C
Utility buildings accessory to telecommun. towers and antennas	A	N	A	A	A

Section 5

Section 514 of the Richfield Zoning Code related to the R, Single-Family Residential District is retitled and revised to read as follows:

SECTION 514 - ~~SINGLE-FAMILY~~ **LOW DENSITY** RESIDENTIAL DISTRICT (R)

514.01 Purposes. The purposes of the R District regulations are to protect and preserve the ~~single-family~~ **low density** residential character of the R District; reserve appropriate locations for ~~single-family~~ **low density** dwellings; provide opportunities for cluster housing development; minimize traffic congestion and the overloading of utilities; and provide residential locations that are safe, attractive, and quiet.

514.03. - Permitted uses.

Subdivision 1. The uses listed in this subsection are permitted uses in the R District.

Subd. 2. Single-family (detached) dwellings **and two-family dwellings**.

Subd. 3. State-licensed day care facility serving 14 or fewer children. Care facilities located within the R District shall be subject to the same zoning regulations as single-family dwellings in the R District except that one nonresident employee shall be permitted in accordance with State requirements. (Amended, Bill No. 2016-3)

Subd. 4. State-licensed residential care facility serving six (6) or fewer persons, or a housing with services establishment registered under

M.S. 144D serving six (6) or fewer persons. Care facilities located within the R District shall be subject to the same zoning regulations as single-family dwellings in the R District.

Subd. 5. Governmental buildings and public libraries.

514.05 Accessory building and use regulations.

...

Subd. 3. Private garages (includes attached and detached) or carports:

- a) That do not exceed 1,000 square feet in floor area. In the case of detached garages, floor area shall include space devoted to vehicle parking, storage and non-garage uses such as an accessory dwelling unit, office, or similar habitable space. The first 400 square feet of space devoted to an accessory dwelling unit is exempt from this requirement, provided the site complies with part (b). Floor area shall not include crawl spaces or attic storage;
- b) That do not exceed an aggregate of 1,200 square feet (or 13% of lot area in the case of lots of 15,000 square feet or more) in floor area when combined with all other accessory buildings and attached garages on the lot;
- c) That are constructed in accordance with Subdivision 2 of this subsection; and
- d) In no event shall the height of a garage door or carport opening, measured from the floor to the trim covering the door header, exceed nine (9) feet.
- e) **Attached garages where one or more garage doors face a street:**
 - i. **the total width of all garage doors on that building elevation shall not exceed 50 percent of the width of that elevation. A garage door is considered to be facing a street where the opening is parallel to, or within 45 degrees of, the street right-of-way line.**
 - ii. **Attached garages shall not extend closer towards the front lot line than the facade of the habitable first story portion of the primary structure.**

...

Subd. 6. Private driveways, parking areas, turnaround areas, and sidewalks for residential uses, provided the following conditions are met:

- a) All such driveways, parking areas, turnaround areas, and sidewalks shall be set back no less than one foot from any lot line abutting another parcel, except that upon written request

from the landowner, the Director may reduce or rescind this setback requirement for shared access agreements or with a finding of necessity and public convenience;

- b) All such driveways, parking areas, turnaround areas, and sidewalks shall be constructed with concrete, asphalt, concrete pavers, brick set in compacted sand, or other material approved by the Director;
- c) ~~No parking area shall be permitted in the front yard area except as allowed by paragraph d);~~
- d) Within the front yard area, vehicles shall only be parked on the driveway area;
- e) Driveways, where located within the boulevard or the front yard area, are subject to the following requirements:
 - i. Width shall not exceed 35 percent of the front yard area, up to 20 feet maximum, whichever is less (curb cut radii excluded);
 - ii. Driveway width shall not exceed the width of the curb cut within 20 feet of the curblines. Beyond that point, width may increase to the number established by item (i). The expanded portion of the driveway shall be screened with plantings;
 - iii. Curb cut radii (five (5) feet minimum) shall not encroach upon the boulevard of abutting properties;
 - iv. On corner lots, driveways shall be set back at least 30 feet from an intersection, as measured from the point where the extended curblines of the streets intersect;
 - v. Only one (1) curb cut shall be permitted from a public street to a lot. Lots with alley access shall not be permitted to install a curb cut;
 - vi. Upon written request from the landowner, items (i), (ii), (iii), (iv) and (v) above may be varied by the Director with a finding of necessity and public convenience;
- f) Any expansion, installation, or replacement of a driveway, parking or turnaround area on a lot shall be subject to a city permit;
- g) Any expansion, installation or replacement of a curb cut from a public street to a lot shall be subject to a city permit and any curb cut abandoned with the installation of a new cut shall be extinguished and replaced with curb and gutter according to specifications determined by the Director of Public Works;
- h) A turnaround area may be located within a front yard subject to the requirements of this paragraph. The turnaround area is limited to the front yard of arterial streets only. The turnaround area cannot exceed 150 square feet. The turnaround area must be contiguous to the driveway. The turnaround area shall be set back no less than three (3) feet from any public sidewalk.

...

Subd. 8. Internal, attached, and detached accessory dwelling units shall be allowed, provided that:

- a) The principal residential structure is a permitted or conditional single-family **or two-family** dwelling;
- b) No more than one accessory dwelling unit shall be allowed on a lot;
- c) The lot must meet current minimum width and depth requirements;
- d) The creation of an accessory dwelling unit shall not create a separate tax parcel;
- e) An owner of the property must occupy at least one dwelling unit on the lot as their primary place of residence. Proof of homesteading shall be required and variances from this provision shall not be considered;
- f) A rental license for the non-owner-occupied unit shall be required in accordance with Section 407 of the City Code;
- g) Accessory dwelling units must have a minimum area of 300 square feet and cannot exceed 800 square feet or the gross floor area of the principal dwelling, whichever is less;
- h) Principal dwelling units must continue to meet minimum floor area requirements or not increase the degree of nonconformity in this matter;
- i) The primary exterior materials of an attached accessory dwelling unit must match those of the principal structure. Exterior materials for new construction related to any type of accessory dwelling unit must match the structure to which it is attached;
- j) The creation of an attached or internal accessory dwelling unit shall not result in the creation of additional entrances facing the public street on the primary structure;
- k) Exterior stairways leading to an upper story accessory dwelling unit shall be allowed so long as the staircase and railing are not constructed with raw or unfinished lumber;
- l) Detached accessory dwelling units are permitted only as a part of an approved accessory garage structure;
- m) Conversion of garage space to an accessory dwelling unit is prohibited unless the garage space is replaced. Space within a garage that exceeds what is necessary for two vehicles may be converted without replacement; and
- n) A minimum of three off-street parking spaces is required in order to add an accessory dwelling unit of any kind....

514.07. - Conditional uses. [This subdivision is amended to repeal Subdivision 2, and to renumber all subsequent subdivisions.]

~~Subd. 2. Two-family dwellings, provided the following conditions are met:~~

- ~~a) The lot shall abut an arterial or collector street;~~
- ~~b) The lot area and width shall comply with Section 514.11, Subd. 2 of this Code;~~
- ~~c) Two (2) off-street parking spaces, one (1) of which must be enclosed in a garage, shall be provided for each dwelling unit;~~
- ~~d) Private driveways, parking areas, turnaround areas and sidewalks shall comply with Section 514.05 Subd. 8 of this Code;~~
- ~~e) For new construction each dwelling unit shall contain at least 960 square feet of interior floor space, and for conversion of a single-family dwelling to a two-family dwelling each unit shall contain at least 500 square feet of interior floor space. For the purpose of this subsection, interior floor space shall include the total horizontal area of the dwelling unit as measured from the interior walls of the unit; and~~
- ~~f) The structure shall meet all setback requirements for two-family dwellings as indicated under Section 514.13, except that a single-family dwelling which does not meet the required two-family interior side setback may be converted into a two-family dwelling if the dwelling is not expanded or if the expansion meets all applicable two-family dwelling requirements.~~

...

514.09. - Prohibited uses. Any land use not listed as permitted, accessory or conditional in this Section or subsection 512.05 is prohibited in the R District unless the use is found to be substantially similar to a use listed, as determined by the city in accordance with Section 509.23 of this Code.

514.11. Lot Area, dimensions and coverage.

Subdivision 1. The standards set out in this subsection apply in the R District.

Subd. 2. Minimum lot area, dimensions and coverage.

Land use	Lot area (sq. ft.)	Lot width (feet)	Lot depth (feet)	Max. lot coverage	Maximum impervious surface
Single-Family and Two-Family¹	6,700 6,000	50 47	100	35%	45%

Two-Family	9,000	60	100	35%	45%
Cluster home Development in R-SFH Guided Area	2,900 Per Unit	60	100	35%	75%
Cluster home Development in Non-R-SFH Guided Area	4,000 Per Unit	60	100	35%	75%
Non-residential	40,000	150	100	50%	85%

¹ Every lot or plot upon which there is erected a dwelling as part of a two-unit townhouse shall have a minimum of one-half (1/2) of the minimum lot area established above and a minimum width of twenty-five (25) feet.

Subd. 3. **Nonconforming Residential Lot Dimensions.** Special grandfather clause for certain R lots. A lot that was a lot of record on or before June 1, 1995, located in the R District which does not meet the minimum requirements set forth in this Code as to area and dimensions, may be used for single-family (detached) development provided that the width of such lot is not less than 40 feet and such lot contains at least 5,000 square feet in area.

Section 514.13. Building setback and height.

Subdivision 1. Standards. The standards set out in this subsection apply in the R District.

Subd. 2. Building setback and maximum height (measurements in feet).

Use	Front	Rear	Interior Side	Street/Corner Side	Maximum Height (as defined in 507.07, Subd. 53)
Single- <u>or two</u> -family building (but see Subd. 3 and 5)	30	25	5 <u>(but see Subd. 3 and 10)</u>	12	25 <u>28</u>

Two-family building (but see Subd. 3 and 5)	30	25	10	12	25
Cluster home development in R-SFH guided area (but see Subd. 3 and 5) ¹	10	25	5	12	25 (but see Subd. 98)
Cluster home development in non-R-SFH guided area (but see Subd. 3 and 5) ¹	30	25	5	12	25 (but see Subd. 8)
Accessory - garage (but see Subd. 3-6)	30	3 (5 if utility easement or greater than 14 ft. tall)	5	12	14 ² (but see Subd. 7)
Accessory - nongarage (but see Subd. 4 and 5)	30	3 (5 if utility easement)	5	12	12 ³
Nonresidential building (but see Subd. 5 and 7)	40	30	30	30	42
Accessory building to nonresidential use (but see Subd. 5)	40	10	10	30	15

¹ Setbacks for cluster home developments shall apply to the perimeter of the development. Setbacks between attached and detached units within a **townhome or a** cluster home development must comply with applicable building and fire codes. (Added, Bill No. 1996-22)

² For garages, height is measured on the side of the building with the vehicle door.

³ For nongarage accessory structures, height is measured from the ground level to the highest point of the roof.

Subd. 3. Setback reductions for principal buildings. The following setback reductions apply in the R District:

- a) On a corner lot, the street side setback requirement shall be the lesser of 12 feet or the established street side setback of the existing principal building on the same lot for single-family, two-family and cluster home development structures. In any case the provisions of paragraphs d) and e) of this subdivision shall be applicable; (Amended, Bill No. 1996-22)
- b) The front setback requirement for a new single-family dwelling, two-family dwelling, or cluster home development on a lot may be reduced to not less than the average existing front setback of the dwelling(s) which front on the same street and abut such lot, to a minimum setback of 20 feet; (Amended, Bill No. 1996-22)
- c) With respect to ~~single-family~~ homes existing on or before June 1, 1995, the interior side setback requirement may be reduced to not less than three (3) feet for the purpose of constructing an attached garage or a two-car garage to replace a single-car garage, provided the following conditions are met:
 - i. A letter of consent signed by the owner of the property that abuts the interior lot line shall be submitted to the city;
 - ii. The garage shall be located a distance of not less than eight (8) feet from any building on an abutting lot;
 - iii. The width of the garage shall not exceed 20 feet, and the length shall not exceed 26 feet;
 - iv. Accessory garages built under this Subdivision are limited to 14 feet in height;
 - v. The garage wall most parallel and adjacent to the interior lot line shall have no more than a one-foot roof overhang (eave projection); and
 - vi. A drainage plan shall be approved by the Engineering Department prior to issuance of building permits.
- d) Windows or window units may project a maximum of 24 inches into a required front yard, street side yard, or rear yard of a dwelling, provided that the floor area is not increased by more than ten (10) square feet, however, in no case shall they be closer than six (6) feet from any lot line;
- e) Those items classified as "not encroachments" in Section 509.11
- f) The setback requirements for cluster home developments may be reduced to 25 feet in the front and 12 feet in the rear if the following criteria are met:
 - i. The project can demonstrate that a superior design is achieved through the reduced setback. Evidence of a superior design may include but is not limited to the

- preservation of a natural feature, creation of an amenity, creation of public open space, or incorporation of special features to meet the needs of the target population;
 - ii. The reduced setback does not adversely affect the overcrowding, or other similar impacts; and
 - iii. The impact of the reduced setback is minimized through the presence of features such as landscaping or other means of buffering, a limited number of building openings in the portion of the structure that infringes upon the setback, building orientation, minimized garage door dominance, or other similar features.
- g) In required front yards, covered porches attached to the principal building that extend no more than ten (10) feet, provided that the porch is no closer than 20 feet from the front lot line and that the design of the porch is approved by the Community Development Director. The Community Development Director must make the following findings to approve a porch encroachment up to ten (10) feet:
- i. The exterior materials of the proposed porch are consistent or complementary in color, texture and quality with those visible at the front of the dwelling;
 - ii. The roof of the proposed porch is properly proportioned to and integrated with the roof of the dwelling and has no less than a 3:12 slope;
 - iii. The base of the porch is not open and its appearance is consistent with the base of the dwelling;
 - iv. At least 65 percent of the exposed porch facade is open or occupied by windows, screens, and/or doors of transparent material; the facade constitutes the area from the floor level of the porch to the porch ceiling; and
 - v. Plans are prepared by a registered architect or reviewed by the a design advisor selected by the Community Development Department;
- The Director may attach conditions to the approval of the porch encroachment as needed to make the required findings; and
- h) In required residential street/corner side yards, covered porches attached to the front of a principal building that extend no more than ten (10) feet, provided that the porch is no closer than 20 feet from the street side lot line and that the design of the porch is approved by the Community Development Director. The Director must make the findings required by Section 514.13, Subd. 3(g). The Director may attach conditions to the approval of the porch encroachment as needed to make the required findings. (Added Bill No. 1998-12; amended Bill No. 2015-4)

- i) In the case of townhouses, the shared interior side setback may be reduced to (0) zero.

...

j)

Subd. 10. Two-family Dwelling Side Entrances. For two-family dwellings on interior lots: A main entrance to either unit from a side yard is not allowed within 10 feet of the side property line (Figure 11.1).

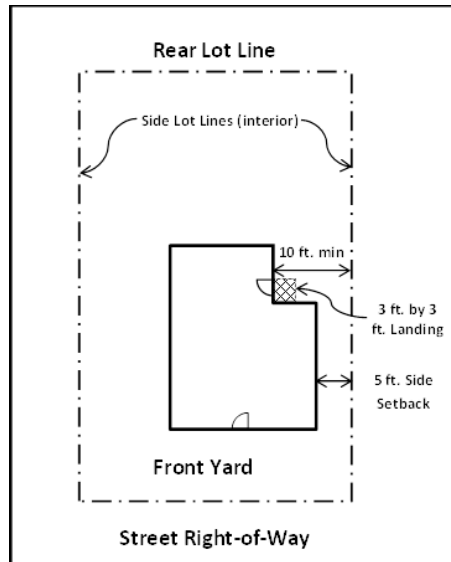


Figure 11.1

514.15. Additional regulations.

Subdivision 1. Standards. Developments shall be constructed and maintained in accordance with the standards set out in this subsection.

Subd. 2. Dimensions and floor area. Single-family and two-family dwellings ~~constructed after June 1, 1995~~ shall be a minimum of 22 feet in length and width for at least 50 percent of each distance as measured from outside wall surfaces, and **Single Family dwellings** shall contain a minimum of 960 square feet of gross floor area. **Two-Family dwellings shall contain a minimum of 800 square feet of floor area per dwelling unit.** Dwellings in cluster home developments shall be a minimum of 16 feet in width for attached units.

Subd. 3. ~~Garage planning. Building plans submitted after July 5, 2008 for new single-family dwellings 1,200 square feet or less shall include garage space for not less than one (1) vehicle, and shall designate area on the lot for future construction of garage space for a second vehicle that will not~~

~~require any variances. Building plan submitted after July 5, 2008 for new single-family dwellings over 1,200 square feet shall include garage space not less than two (2) vehicles. For the purposes of this subdivision only, each vehicle shall require a garage space of not less than ten (10) feet in width by 20 feet in depth.~~

Subd. 4. Parking requirement. ~~For two-family, twin home dwellings, and cluster home developments,~~ There shall be provided on the site at least two (2) parking spaces per dwelling unit, of which at least one (1) space per dwelling shall be enclosed in a garage. (Added, Bill No. 2014-4)

...

Section 6 Section 522 of the Richfield Zoning Code, the Two-Family Residential District (MR-1), is repealed.

Section 7 Section 529.11 Subdivision 1 of the Richfield Zoning Code related to dimensional requirements of the S-O District is amended to read as follows:

Subdivision 1. [Generally.] The following dimensional requirements apply to the S-O district. All dimensions are in feet unless otherwise noted.

Minimum lot width	Interior lot: 60	Corner lot: 75
Minimum lot area	8,000 square feet	
Maximum impervious surface coverage	75 percent	

Setbacks - building	Principal building	Accessory building
Front (see also Subd. 2)	30	30
Rear		
Adjacent to R, R-1 or MR-1 District	15	8
Adjacent to non-R, R-1 or MR-1 District	5	5
Interior side		
Adjacent to R, R-1 District	15	15
Adjacent to non-R, R-1 District	5	5
Street/corner side (see also Subd. 3)	12	12

Setbacks - parking measured from property line)	
Front (but see Subd. 5)	8
Street/corner side (but see Subd 5)	8
Interior lot line	
Adjacent to R, R-1 or MR-1 District	10
Adjacent to non- R, R-1 or MR-1 District	5

Height limitations	Principal building	Accessory building
Maximum building height	30	15
Story limitations	2 stories	1 story

Section 8

Section 532.11, Subdivision 1, of the Richfield Zoning Code related to dimensional requirements of the C-1 District is amended to read as follows:

Subdivision 1. The following dimensional requirements apply to the C-1 district. All dimensions are in feet unless otherwise indicated:

Minimum lot width	Interior lot: 60	Corner lot: 75
Minimum lot area	8,000 square feet	
Maximum impervious surface coverage	80 percent	

Setbacks - building	Principal building	Accessory building
Front (see also Subd. 2)	30	30
Adjacent to arterial roads	See Subdivision 2	
Rear (see also Subd. 4)		
Adjacent to R, R-1 or MR-1 District	10	8
Adjacent to non-R, R-1 or MR-1 District	5	5
Street/corner side (but see Subd. 3 and 4)	20	20
Interior side (see also Subd. 4)		
Adjacent to R, R-1 or MR-1 District	10	8
Adjacent to non- R, R-1 or MR-1 District	5	5
Maximum building height	30	15
Story limitations	2 stories	1 story

Setbacks - parking (measured from the property line)	
Front (but see Subd. 5)	8
Side/corner side (but see Subd 5)	8
Interior side	
Adjacent to R, R-1 or MR-1 District	10
Adjacent to non-R, R-1 or MR-1 District	5

Section 9

Section 534.11 Subdivision 1 of the Richfield Zoning Code related to dimensional requirements of the C-2 District is amended to read as follows:

Subdivision 1. The following dimensional requirements apply to the C-2 District. All dimensions are in feet unless otherwise indicated:

Minimum lot width	Interior lot: 75	Corner lot: 90
Minimum lot area	9,000 square feet	
Maximum impervious surface coverage	85 percent	

Setbacks: building	Principal building	Accessory building
Front (see also Subd. 2)	35	35
Adjacent to arterial roads	See Subdivision 2	
Rear (see also Subd. 4)		
Adjacent to R, R-1 or MR-1 District	15	8
Adjacent to non- R, R-1 or MR-1 District	5	5
Street/corner side (but see Subd. 3)	25	25
Interior side (see also Subd. 4)		
Adjacent to R, R-1 or MR-1 District	15	8
Adjacent to non- R, R-1 or MR-1 District	0	0
Maximum building height (but see Subd. 5)	40	15
Story limitations	3 stories	1 story

Setbacks: parking	
Setbacks: parking	
Front (but see Subd. 6)	8
Street/corner side (but see Subd. 6)	8
Interior lot line	
Adjacent to R, R-1 or MR-4 District	15
Adjacent to non- R, R-1 or MR-4 District	5

Section 10 Section 541.17 Subdivision 2 of the Richfield Zoning Code related to district boundaries of the Airport Impact Overlay district is amended to read as follows:

Subd. 2. District boundaries. The provisions of subsections 541.75 and 541.77 shall apply to all lots or parcels of record within the City of Richfield having an underlying zoning designation of ~~Single-family~~ **Low Density** Residential (R), ~~Low Density~~ Single-family Residential (R-1), ~~Two-Family Residential (MR-1)~~, Multifamily Residential (MR-2), and High Density Multifamily Residential (MR-3) and located within or touched by the 2007 60-64 DNL contours as shown at Appendix A of the Consent Decree, which contour map is incorporated into this ordinance by reference.

Section 11 Section 542.03 Subdivision 1 of the Richfield Zoning Code related to the scope of PUD Districts is amended to read as follows:

Subdivision 1. [Table of PUD Districts.] Planned district regulations are applied in conjunction with a guiding district, as described in the following table. The planned district provisions may modify any portion of the regulations of the guiding district or other regulations of the code. The provisions may apply additional requirements or allow exceptions to general regulations:

PUD District	Abbreviation	Guiding Districts
Planned Residential	PR	R and R-1
Planned Two-Family Residential	PMR-1	MR-1
Planned Multifamily Residential	PMR	MR-2 and MR-3
Planned Service Office	PS-O	PS-O
Planned Neighborhood Commercial	PC-1	C-1
Planned General Commercial	PC-2	C-2
Planned Mixed Use	PMU	MU-N, MU-C, and MU-R
Planned Industrial	PI	I

Subd. 2. Minimum area. A PUD district shall contain not less than one (1) acre (43,560 square feet) in lot area. With respect to planned unit developments only, lot area may include (at the discretion of the Director), areas of the right-of-way that are improved and integral to the design of the project. (Amended, Bill No. 2014-4)

~~Subd. 3. PMR-1 density limitation. In the PMR-1 District, the density of two-family dwellings shall not exceed ten (10) dwelling units per acre.~~

...

Section 12 Section 549.23, Subdivision 1, of the Richfield Zoning Code related to the Residential District signage is amended to read as follows:

Subdivision 1. Residential districts.

a) Within residential zoning districts, freestanding signs are permitted as follows:

District	Maximum sign area of single sign	Maximum height	Total area of all freestanding signs
R, R-1, MR-1	6 square feet	6 feet	12 square feet
MR-2, MR-3	24 square feet	8 feet	36 square feet
Permitted Nonresidential Uses	50 square feet	20 feet	100 square feet

b) Within residential zoning districts, wall signs are permitted as follows:

District	Maximum sign area of single sign
R, R-1, MR-1	Not permitted except as required by Section 549.21,
MR-2, MR-3	10 percent of total wall area of the wall to which sign
Permitted Nonresidential	10 percent of the total wall area of the wall to which

- c) Within residential zoning districts, the following types of signs are prohibited:
- i. Dynamic displays, except for nonresidential uses; and
 - ii. Marquee signs; and
 - iii. Any sign not expressly permitted by this subdivision is prohibited in residential districts.
- b. Scoreboards for public parks and public or private schools are permitted as follows:
- i. One (1) scoreboard not exceeding 18 feet in height or 100 square feet is surface area is allowed per playing field, not including fields used only for practice; and

- ii. Commercial or noncommercial speech shall be permitted on the scoreboard as follows:
 - 1. Commercial and noncommercial messages shall not comprise more than 25 percent of the area of the scoreboard; and
 - 2. Commercial and noncommercial messages shall not be illuminated.

Section 13 The Zoning District titles in Appendix I - Boundaries of Zoning Districts, are amended to read as follows:

...

Section 6. – **Low Density Residential** ~~Residence~~ District (R).

...

Section 11. - **Single Family Residential** ~~Residence~~-District (R-1).

...

Section 19. - Airport **Impact** ~~Runway~~ Overlay District (AR).

...

Section 14 Appendix I – Boundaries of Zoning Districts, Section 12, Paragraphs (1) through (81) of the Richfield City Code is repealed, rezoning all affected property as Low Density Residential District - R.

Section 15 Subdivision 6 of City Code subsection 1305.27, relating to Additional prohibitions for Traffic, Motor Vehicles, And Other Vehicles (Chapter XIII), is amended to read as follows:

Subd. 6. Vehicle parking and storage limitations and requirements. The number of motor vehicles that may be parked on a driveway or approved parking area of a residential property in the R, **and** R-1 ~~and MR-4~~ zoning districts shall be limited as follows: (Added, Bill No. 2007-19)

- a) Number of vehicles. The total number of vehicles shall be limited to four (4) per unit. No more than one (1) vehicle of this total shall be a recreational vehicle as defined by Section 1325 of the City Code;
- b) Counting of vehicles. Vehicles temporarily parked at a residence for visitation or business service reasons shall not be counted for the purposes of these numerical limitations. All other vehicles not housed in a garage, including inoperable vehicles as defined by Section 1320.13 of the City Code, shall be counted as vehicles for the purposes of determining the number of vehicles parked on a driveway or parking area of a residential lot. Nothing in this Section shall be interpreted as permitting the storage of vehicles if such storage is not otherwise permitted by code; and

- c) City-declared snow emergency. Vehicle limitations shall be temporarily suspended for the duration of City-declared snow emergencies.

Section 16 This Ordinance is effective in accordance with Section 3.09 of the Richfield City Charter.

Passed by the City Council of the City of Richfield, Minnesota this ____ day of ____, 2023.

Mary B. Supple, Mayor

ATTEST:

City Clerk



Residential Zoning District Update

CC/PC Work Session – March 23, 2021

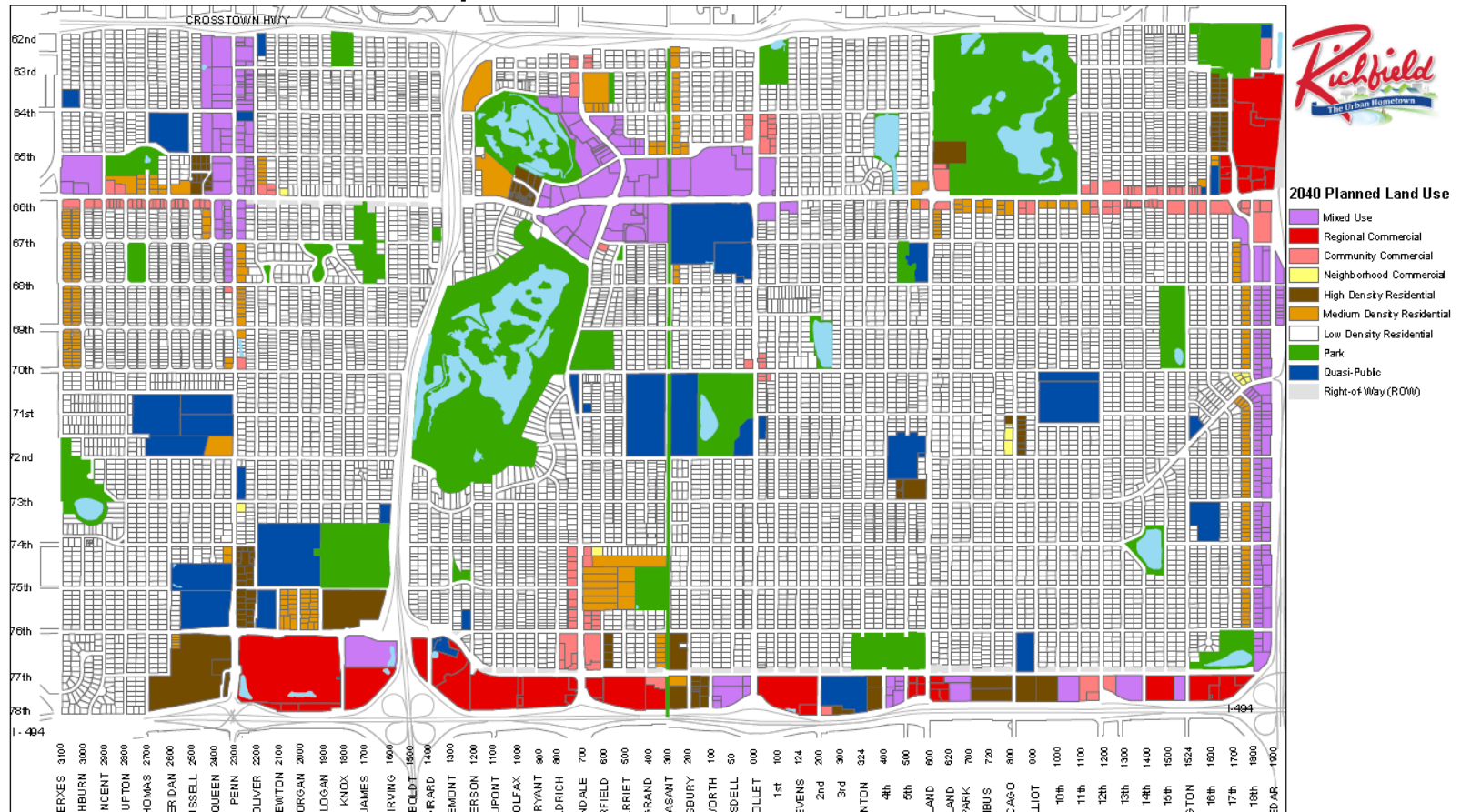


Background

- It's time to Implement the Comprehensive Plan!
- (we're compelled to align the Zoning Code with the Plan, but) We want to honor the work and engagement that was put into the plan.
- Start with the R District as the predominate Zoning Category.

Background

2040 Comprehensive Plan - Planned Land Use





R District – Single Family Home

- Current minimum lot size for single-family home: 6,700 square feet
- A high proportion of lots are nonconforming (17% or approx. 1 in 6)
- Comprehensive Plan would allow lots that are 5,886 square feet.

R District – Two Family Home

- Current minimum lot size for two-family home: 9,000 square feet.
- Conditional Use Permit required in all instances.
- Only allowed on arterials and collector streets.



So What

- We could narrowly focus on adjusting the dimensional standards
- But, we feel compelled to examine this in the context of wider issues and trends





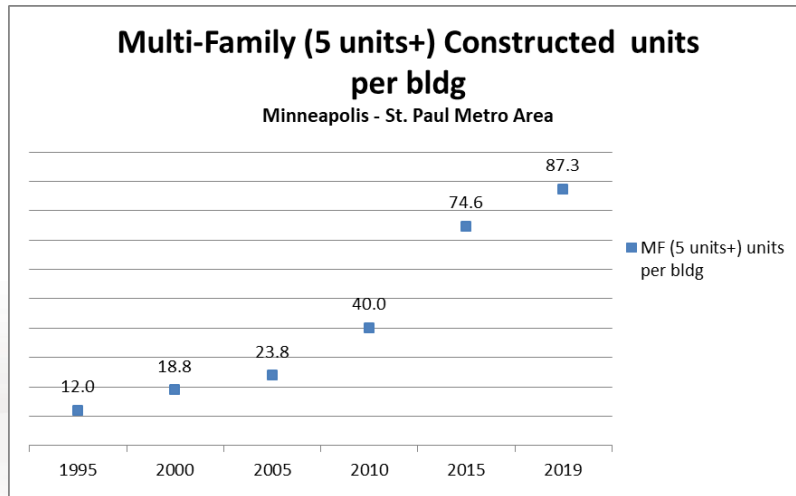
Macro trends

- People want to be in Richfield!
 - New families (proximity to key services & employment centers, high connectivity, high quality of life)
 - Existing residents/families; stay close to family, housing life cycle
- Trends in housing type delivery
- Rise of “Missing Middle” housing



MF Trends

- New MF Developments: ▲ units per building; ▼ bedrooms per unit



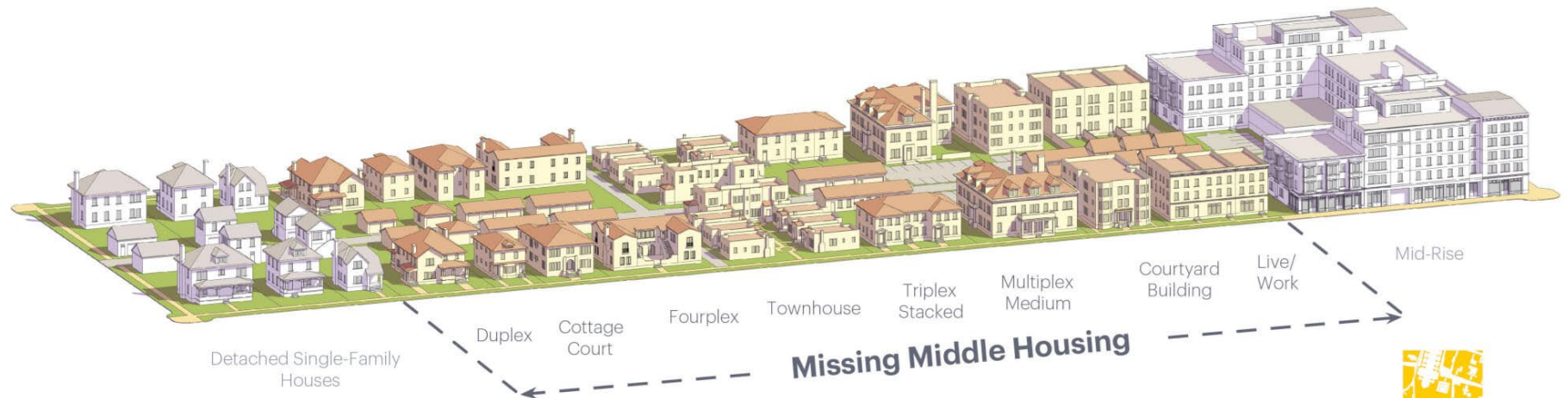
BEDROOMS - Renter Occupied Units (2019 ACS)

No bedroom	252	4.20%
1 bedroom	3,112	51.89%
2 bedroom	1,823	30.40%
3 bedrooms	507	8.45%
4 bedrooms	243	4.05%
5 or more bedrooms	60	1.00%



Missing Middle Housing

- Context sensitive (house-scale development)
- Wealth building

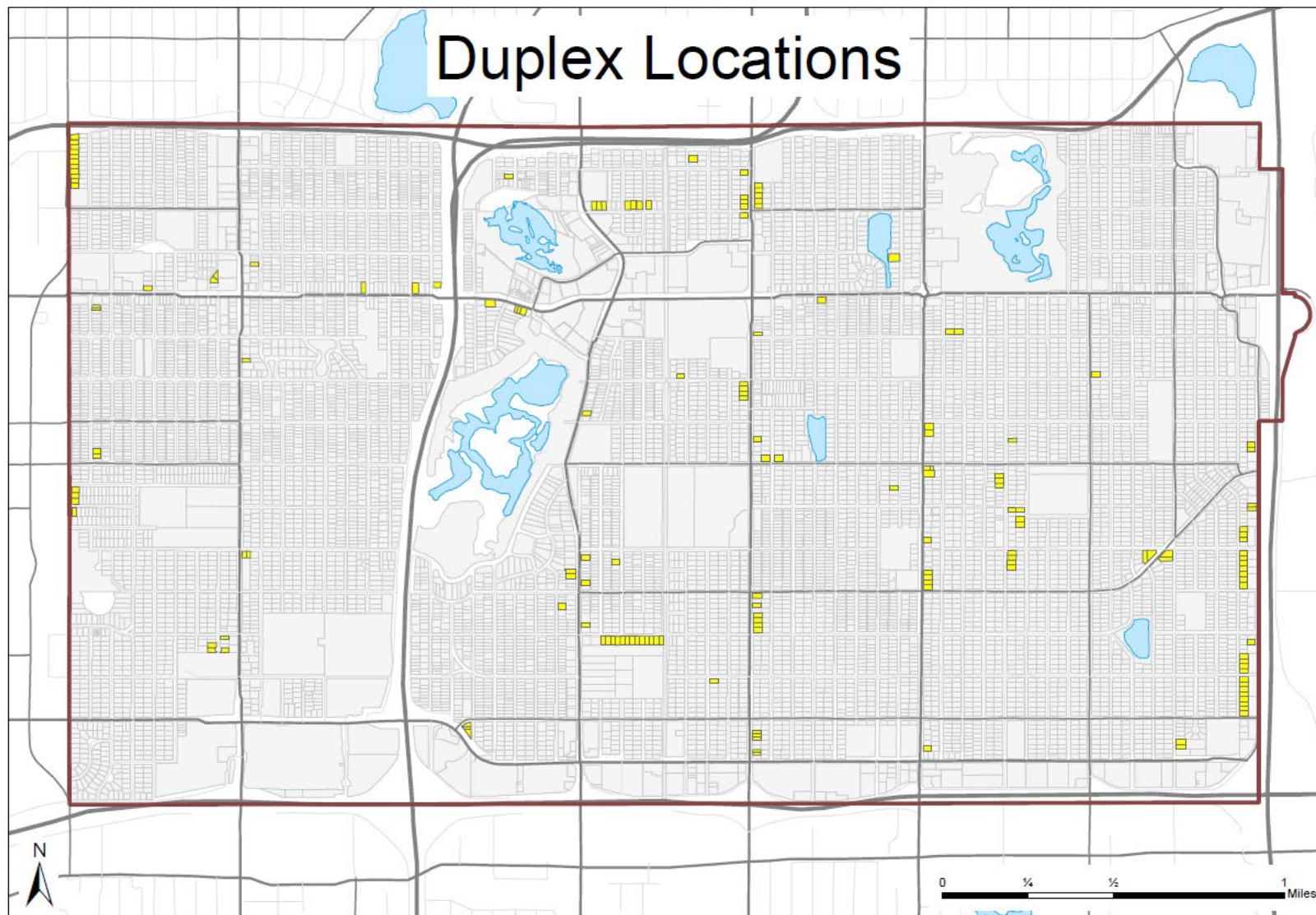


Copyright © 2020
Opticos Design, Inc.





Duplex Locations

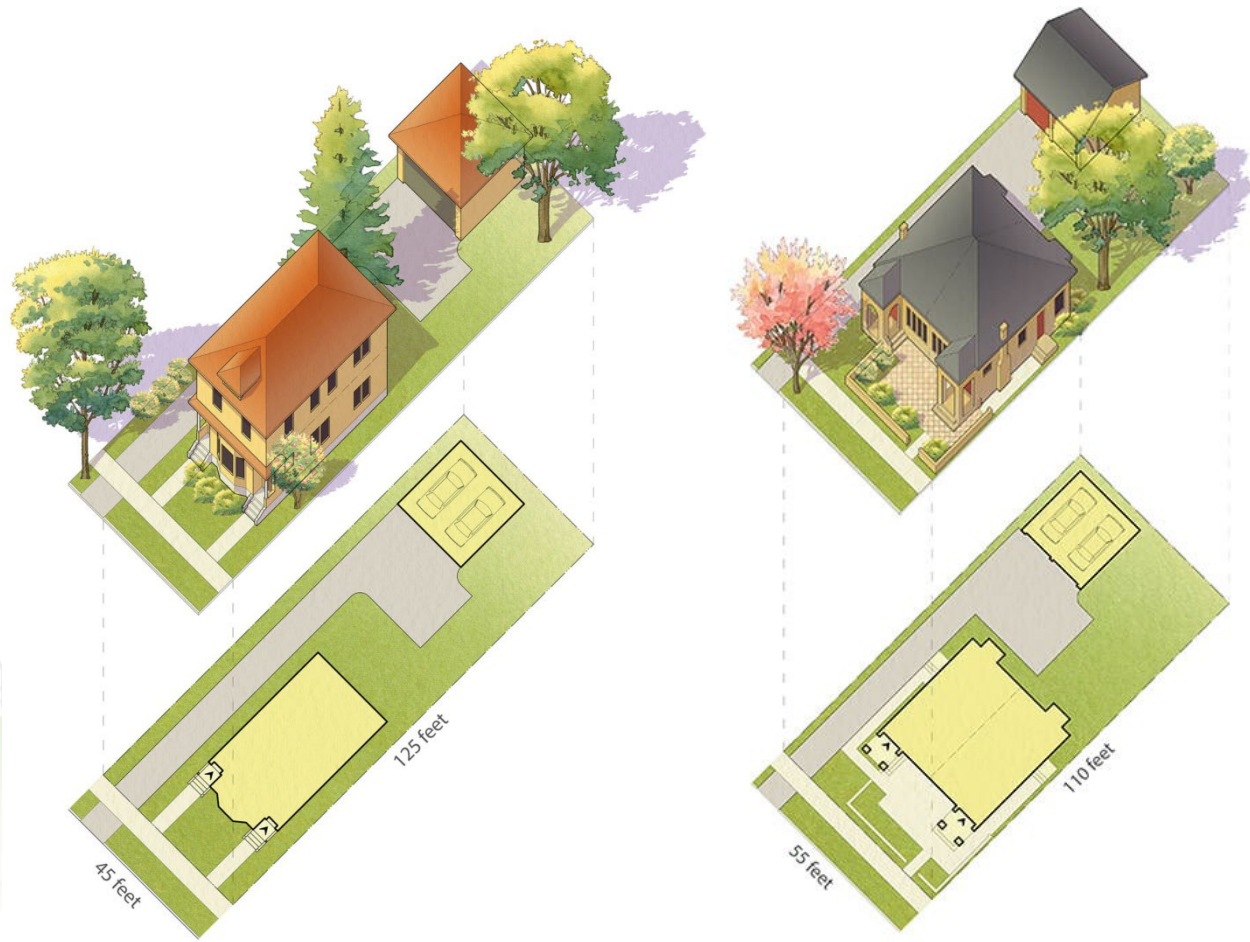


Legend

- Duplexes
- Functional Classification
 - PA- Interstate
 - PA- Freeway
 - PA- Other
 - Minor Arterial
 - Major Collector
 - Minor Collector
 - Local



MMH: Duplex





What direction we want

- Continue to explore allowing duplexes
 - Where
 - By-right
- Direction on Lot sizes





Next Steps

- Take direction from tonight's discussion and work on the details for the R District
- Additional areas to align Zoning with the Comp Plan
 - Change in zoning designations
 - Examine the provisions of additional Districts



**Thoughts, Comments,
Questions?**



Question

- At some point in your life have you lived in a...
 - Single Family Home?
 - Townhouse?
 - Duplex or triplex?
 - Apartment building or condo?



Missing Middle Housing



Session Overview

- Start with brief background on Zoning and Development in the Community
- Overview of proposed R District Changes
- Framework for changes to duplex regulations

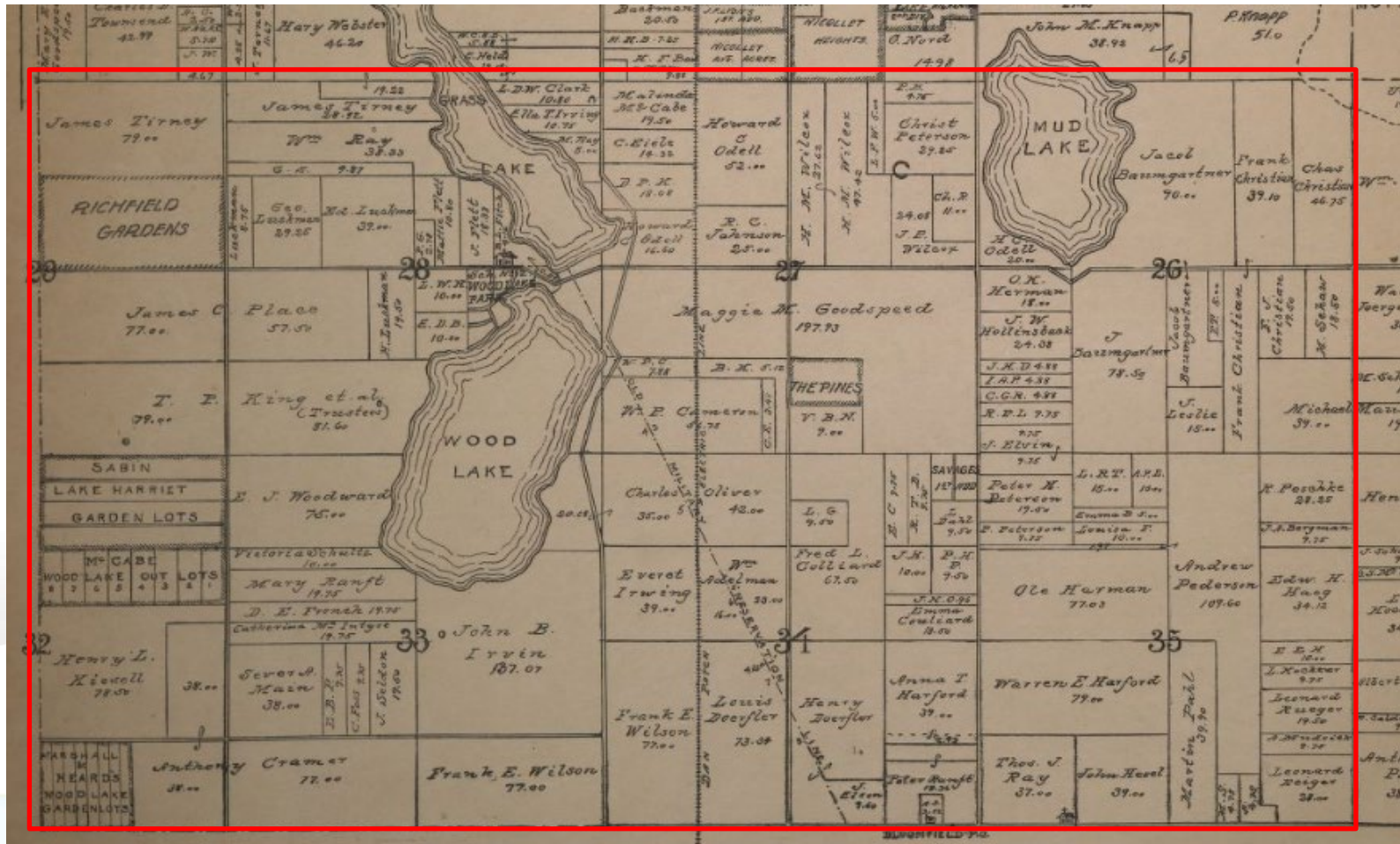
Process Overview

- Align Zoning with guidance of the Comp Plan
- Started with LDR areas, the largest geographic area
- honor work that went into the Plan, and obligated 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

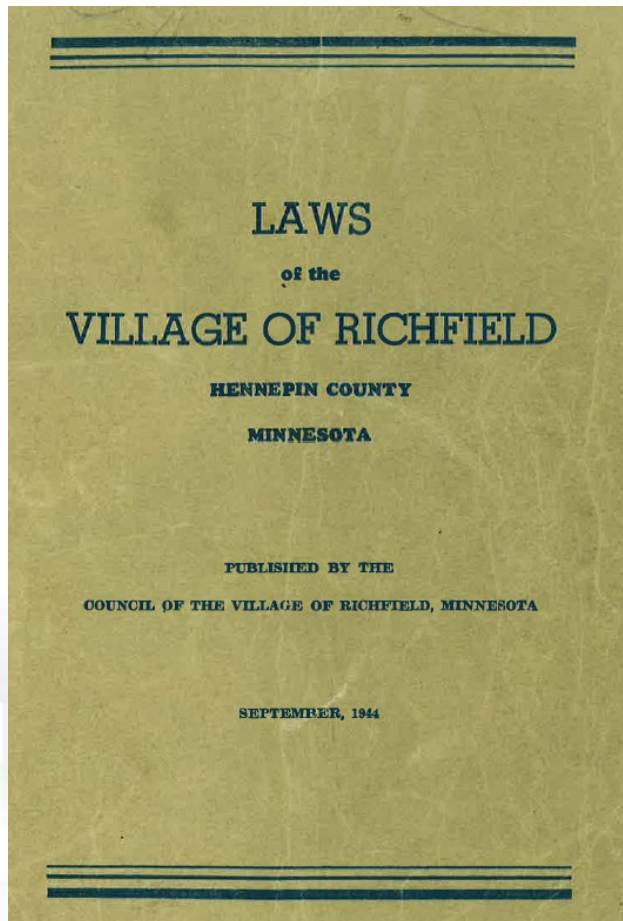


Atlas of Hennepin County, Minnesota (1913)

Richfield in 1940



Then in 1941....



VILLAGE OF RICHFIELD 17

62nd
67th
Block
in the
the
uding
10 in
dition

enter
enter

enter
enter
the

78th

enter

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.

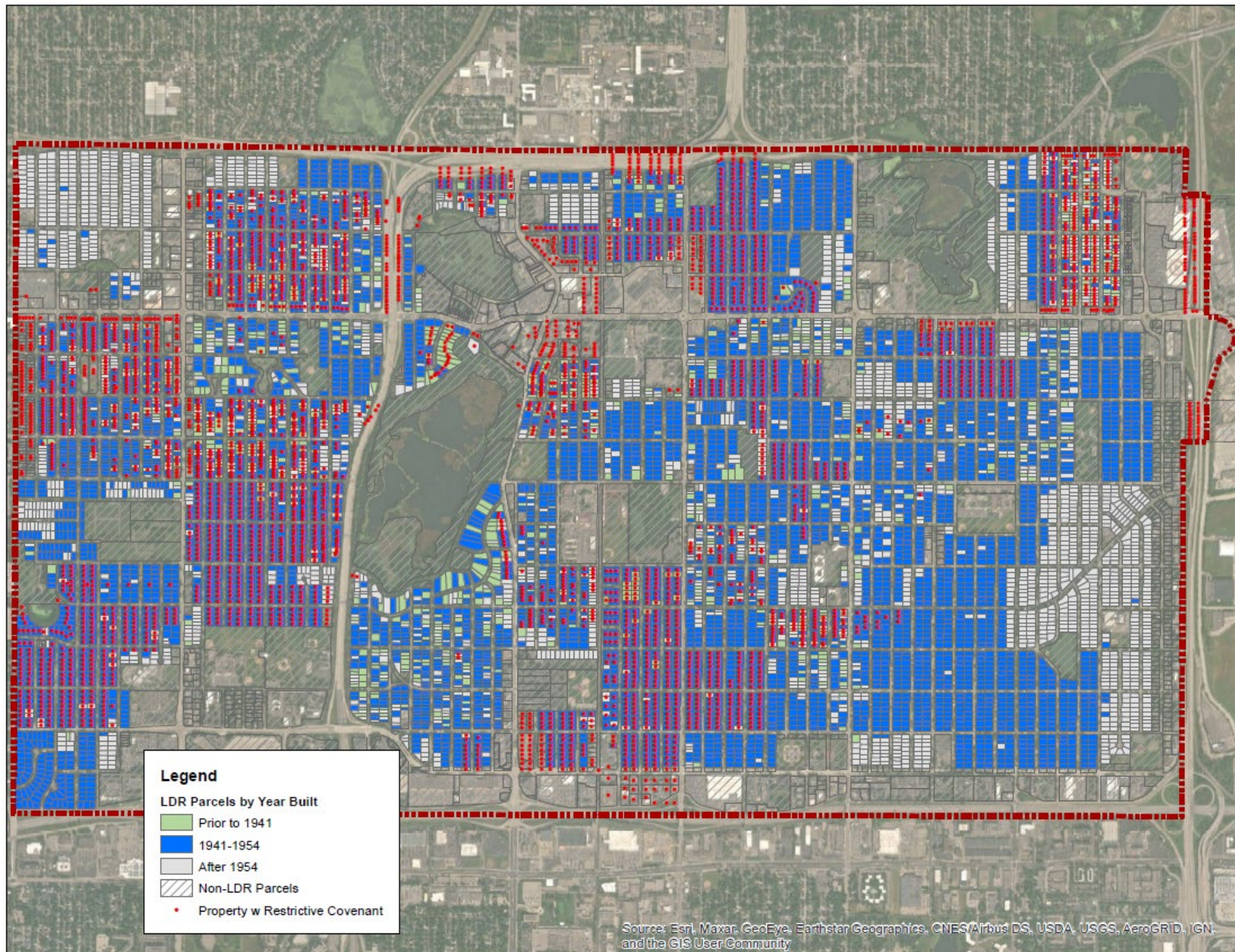
B. Each building in said Residential District shall have a front yard of not less than 30 feet.

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

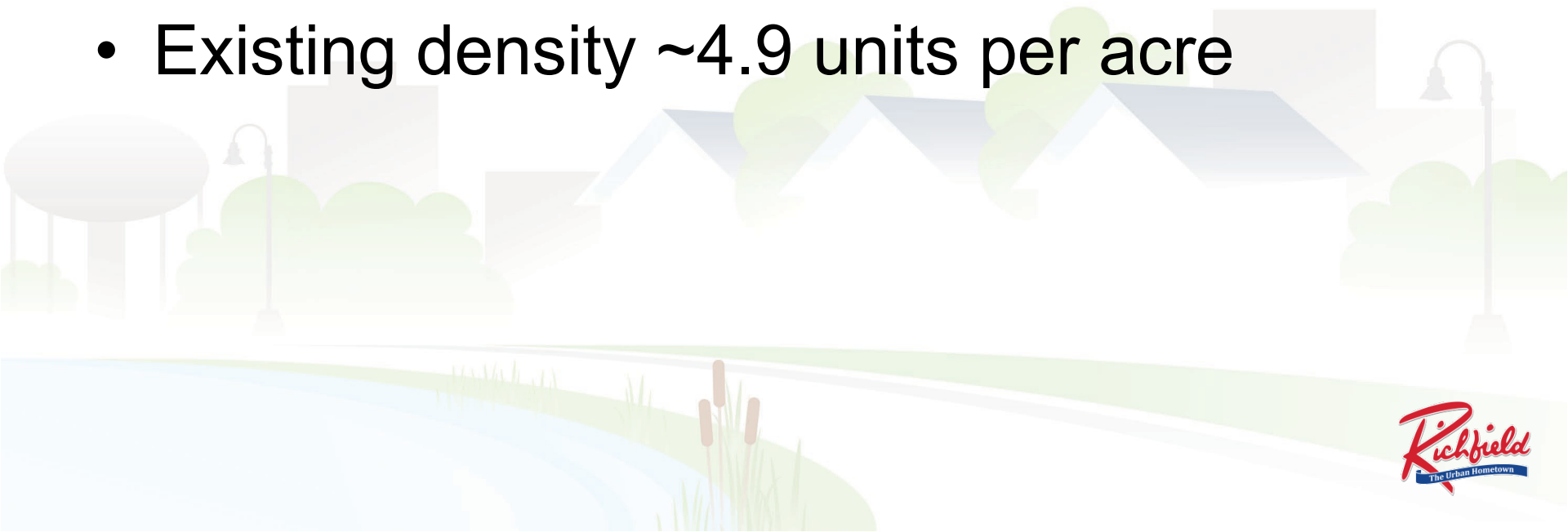






LDR

- 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 in part an academic exercise to get up to 7.4 units per acre.





LDR – R District

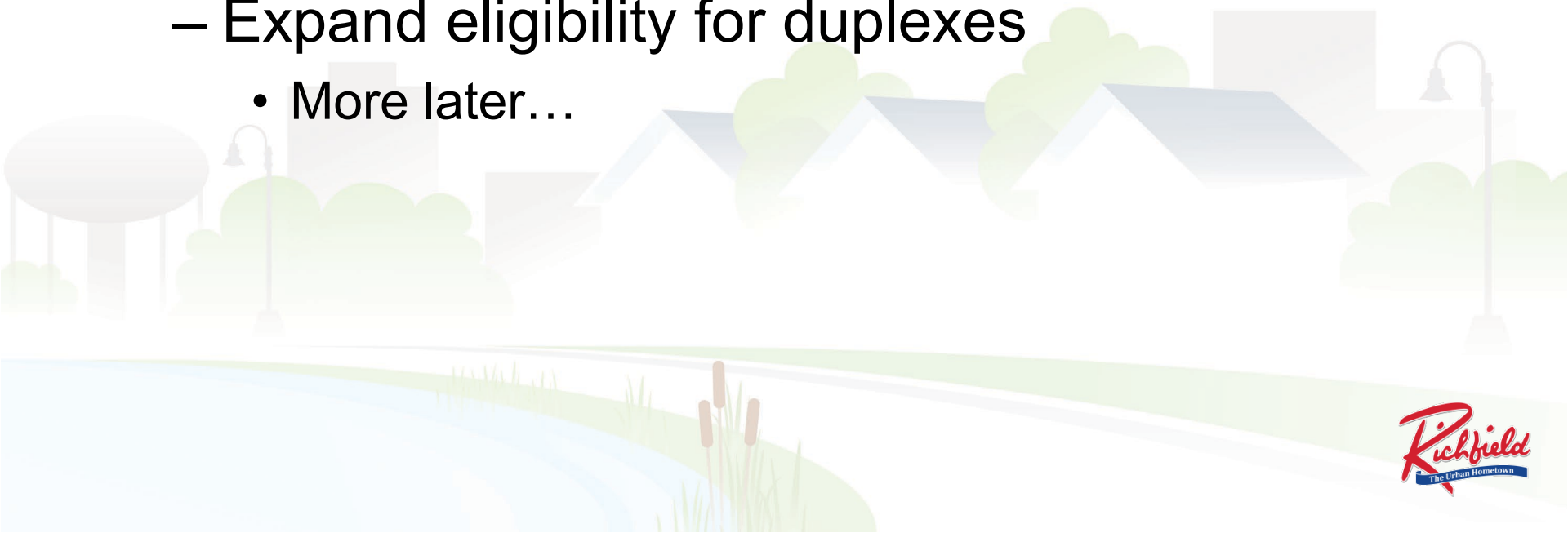
- Proposed Changes for R District:
 - 6,000 sq. ft. Lot Area Minimum [6,700 sq. ft. existing]
 - 45 ft. Lot Width Minimum [50 ft. existing]

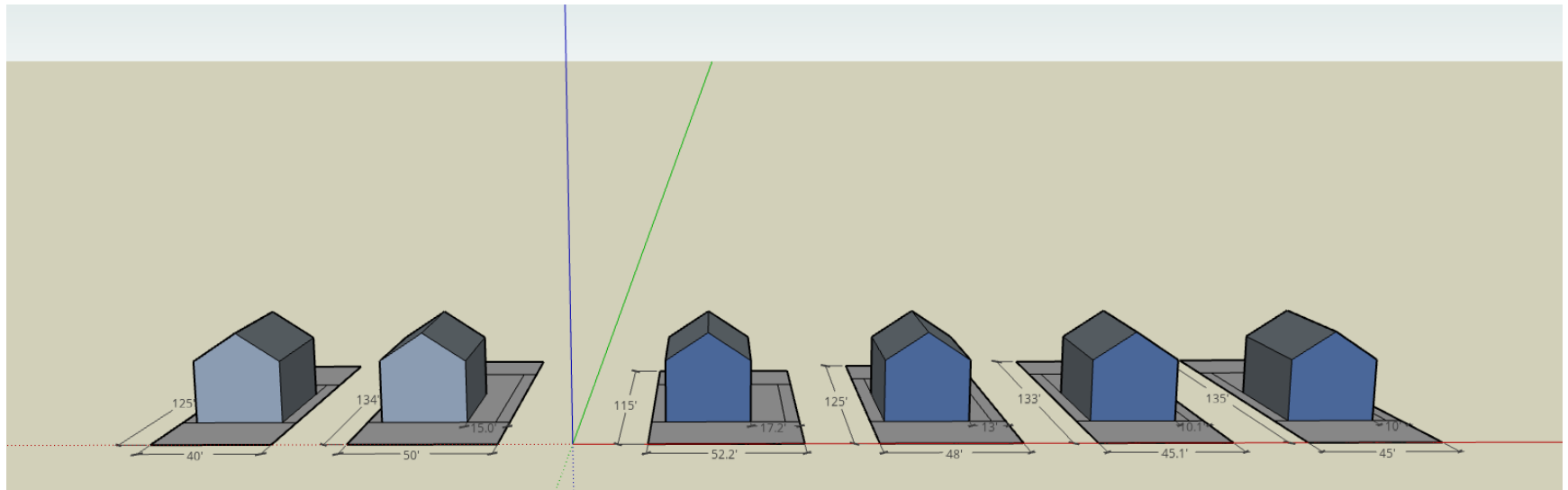




LDR – R District

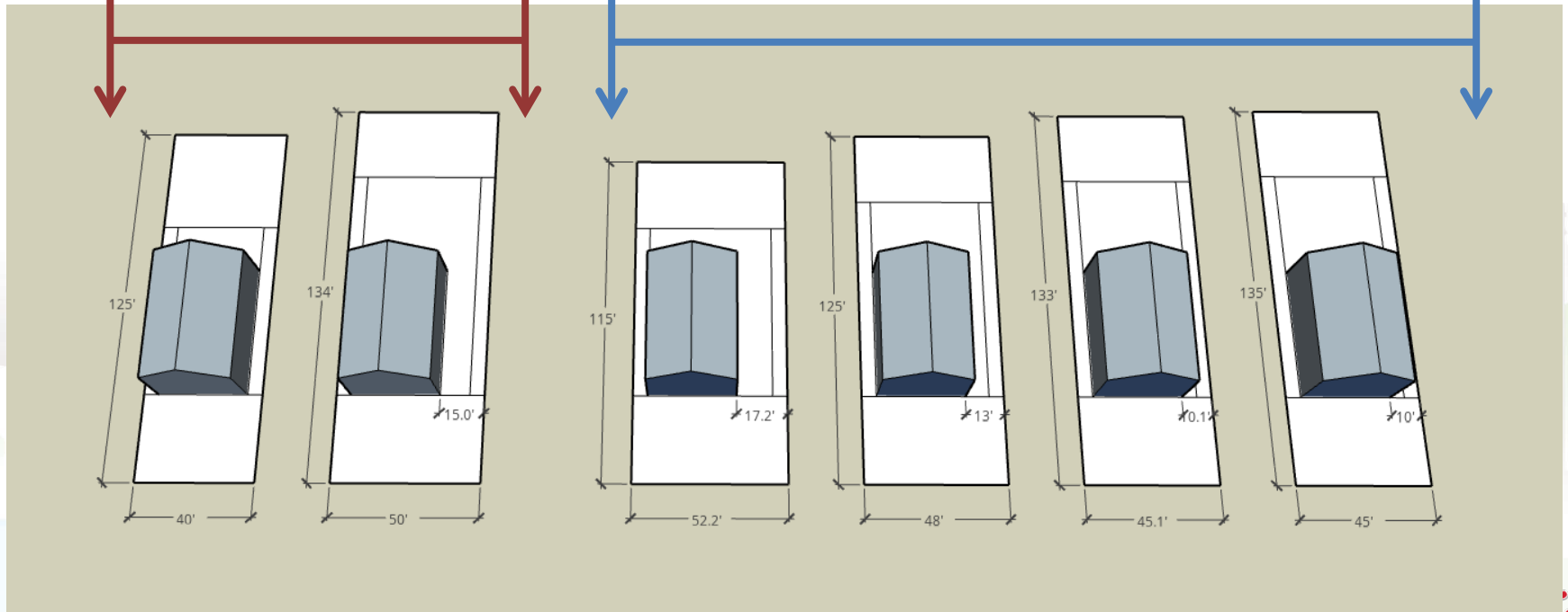
- Proposed Changes for R District Continued:
 - Eliminate Lot Depth Minimum [100 ft.]
 - Expand eligibility for duplexes
 - More later...





Existing Minimum

Proposed Minimum





LDR – Other Zoning Districts

- Maintain R-1 as is.
- Dissolve MR-1 District, rezone those properties to R.
- 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

Building Type Standards

Key

- ROW / Design Site Line
- Setback Line
- Building Type

3. Building Size and Massing

a. Height	T3NE	T3NG
Max. Number of Stories	2.5	2.5

b. Main Body¹

Width	48' max.	A
Depth ²	40' max.	B

c. Standards

(1) Facades facing a street or civic space must be designed in compliance with 14-2H-7 (Architectural Element Standards).

(2) Maximum one Carriage House is allowed per 14-2H-6C (Carriage House).

(3) Rooftop Room allowed on uppermost roof per 14-2H-7F (Rooftop Room).

¹ In compliance with the standards of the zone.

² When a porch is designed to extend the full width of the front facade (excluding garages), the maximum main body depth may be increased by five feet.

4. Allowed Frontage Types

Porch Projecting	14-2H-8C
Porch Engaged	14-2H-8D
Dooryard	14-2H-8E
Stoop	14-2H-8F

Key

- ROW / Design Site Line
- Setback Line
- Frontage Type
- Private Open Space

5. Pedestrian Access

a. Main entrance location at Front Street, Side Street, or Passage.

b. Each unit shall have an individual entry facing the street on, or within 10' of the front facade.

6. Vehicle Access and Parking

a. Driveway and parking location shall comply with standards in Item 7 (Parking) of the zone.

b. Alley access is required if alley exists.

7. Open Space

a. Private Open Space

Area Per Unit	225 sf min.	I
Dimension	15' min.	J

b. Standards

(1) Open space not required if building is located within 1,500 linear feet of a civic space.

(2) Driveways shall not be included in private open space calculation.

(3) Required private open space shall be located behind the main body of the building.

(4) Required private open space may only be paved with decorative paving.

Public Review Draft – June 2021

Article H: Zones and Standards

67



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

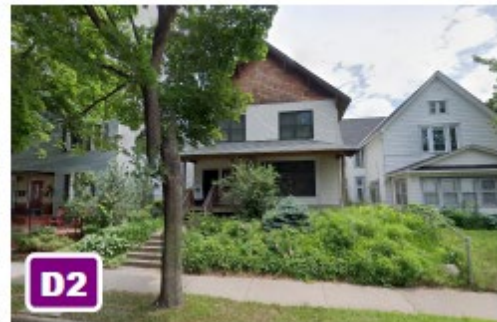
In this section consider the overall exterior design of the buildings shown. Is the exterior design appropriate for Richfield's neighborhoods? When making your choice be sure to consider the materials, roof pitch, building articulation (changes in the depth of the surface of a building face), and the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



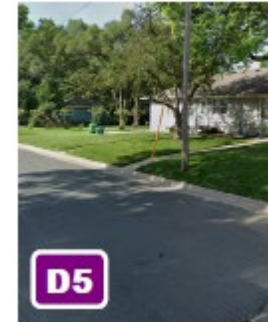
D1



Explain any of your above choices here:



D2



D5



Explain any of your a



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

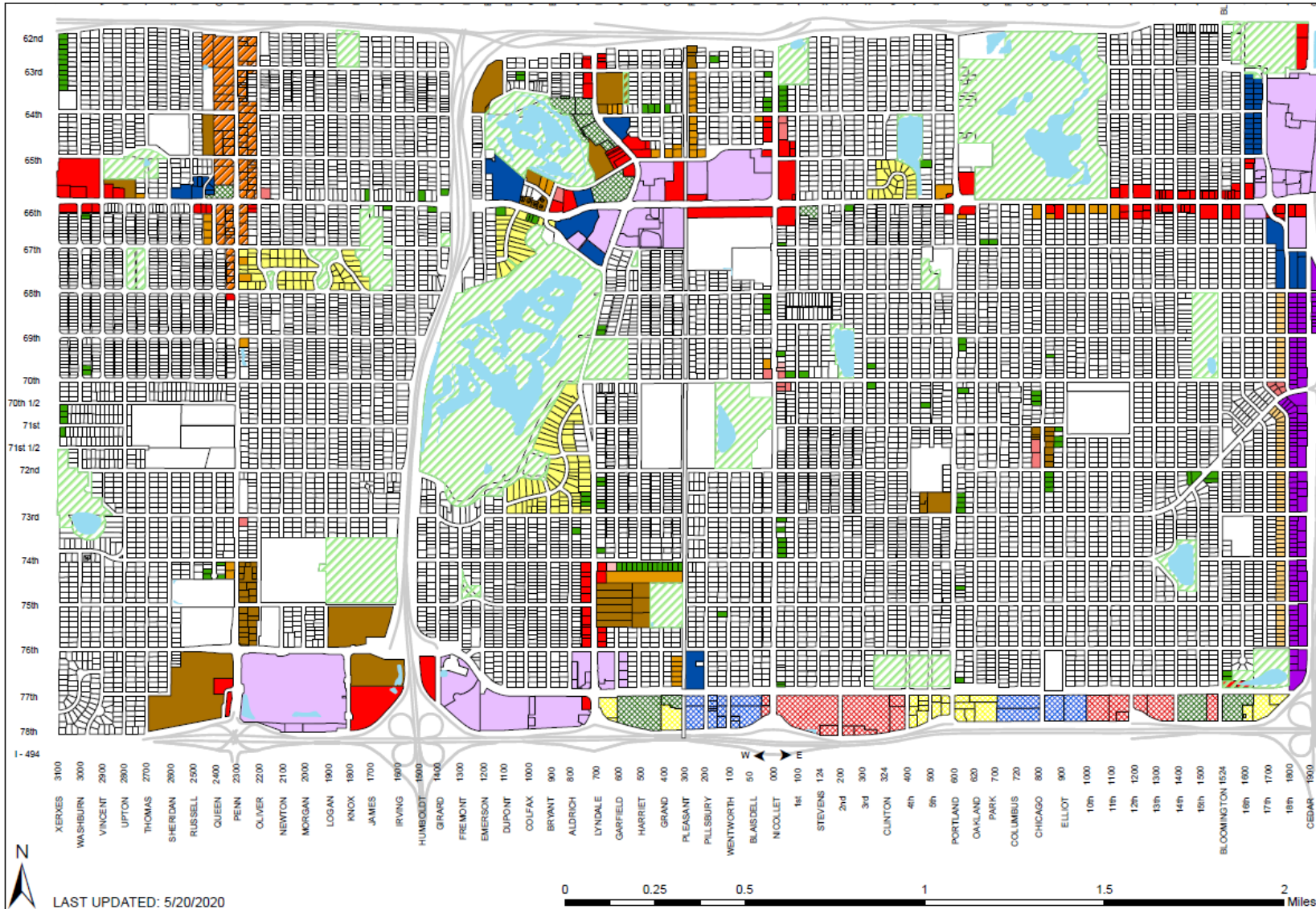
- Concurrence on direction on SF lot changes.
- Interest in Form-based Principles as the direction we're heading with non-SF types?
- Direction on Visual Preference Survey as means to get public input.

Richfield Zoning Map



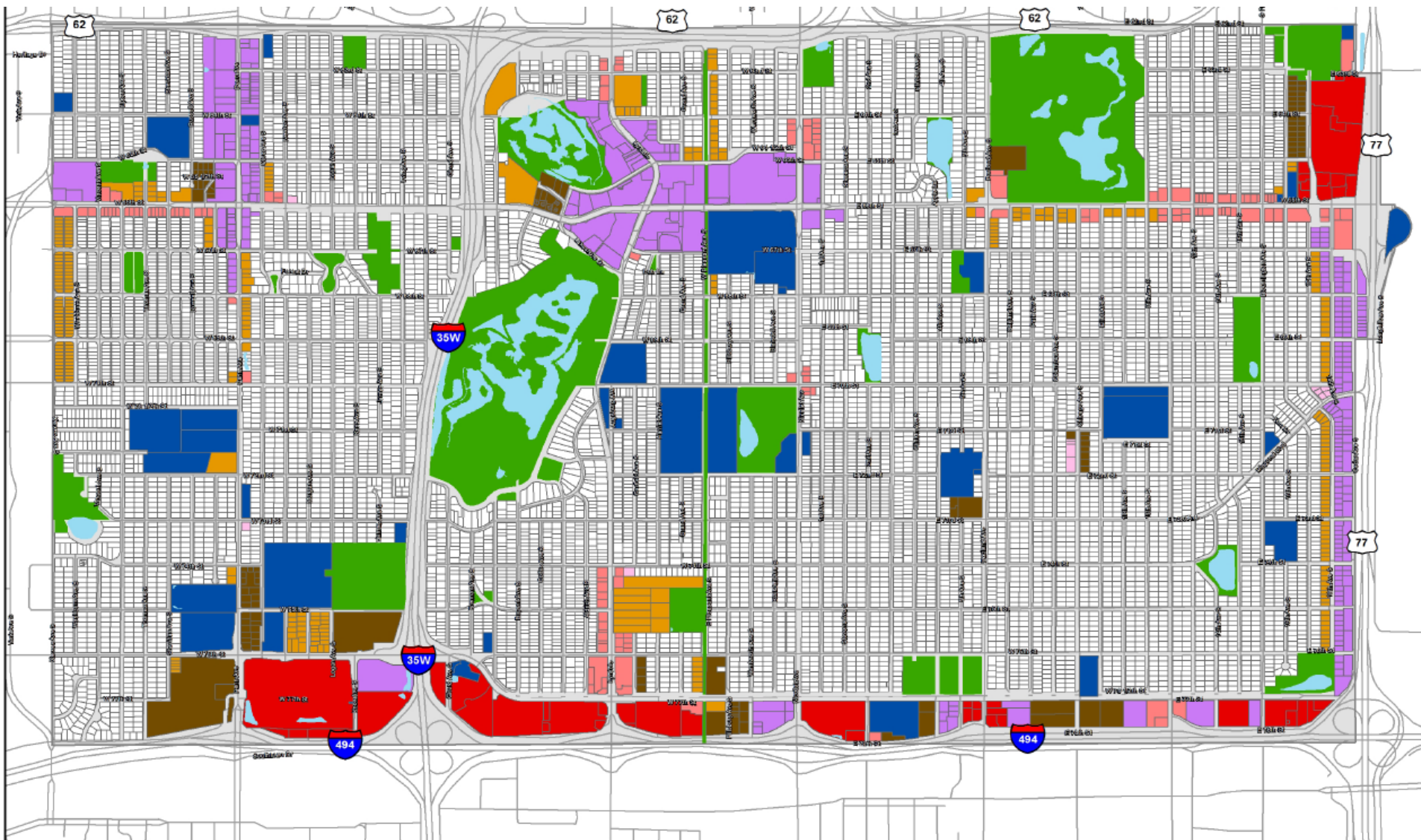
Zoning Designation

- Park (Zoning District is R)
- R Single-Family
- R-1 Low-Density Single-Family
- MR-1 Two-Family
- PMR Planned Multi-Family
- MR-2 Multi-Family
- MR-2/CAC Multi-Fam + Cedar Overlay
- MR-3 High-Density Multi-Family
- SO Service Office
- C-1 Community Commercial
- C-2 General Commercial
- PC-2 Planned General Commercial
- PMU Planned Mixed Use
- MU-C Mixed Use-Community
- MU-C/CAC Mixed Use + Cedar Overlay
- MU-C/PAC Mixed Use + Penn Overlay
- MU-N Mixed Use-Neighborhood
- MU-R Mixed Use-Regional
- I Industrial



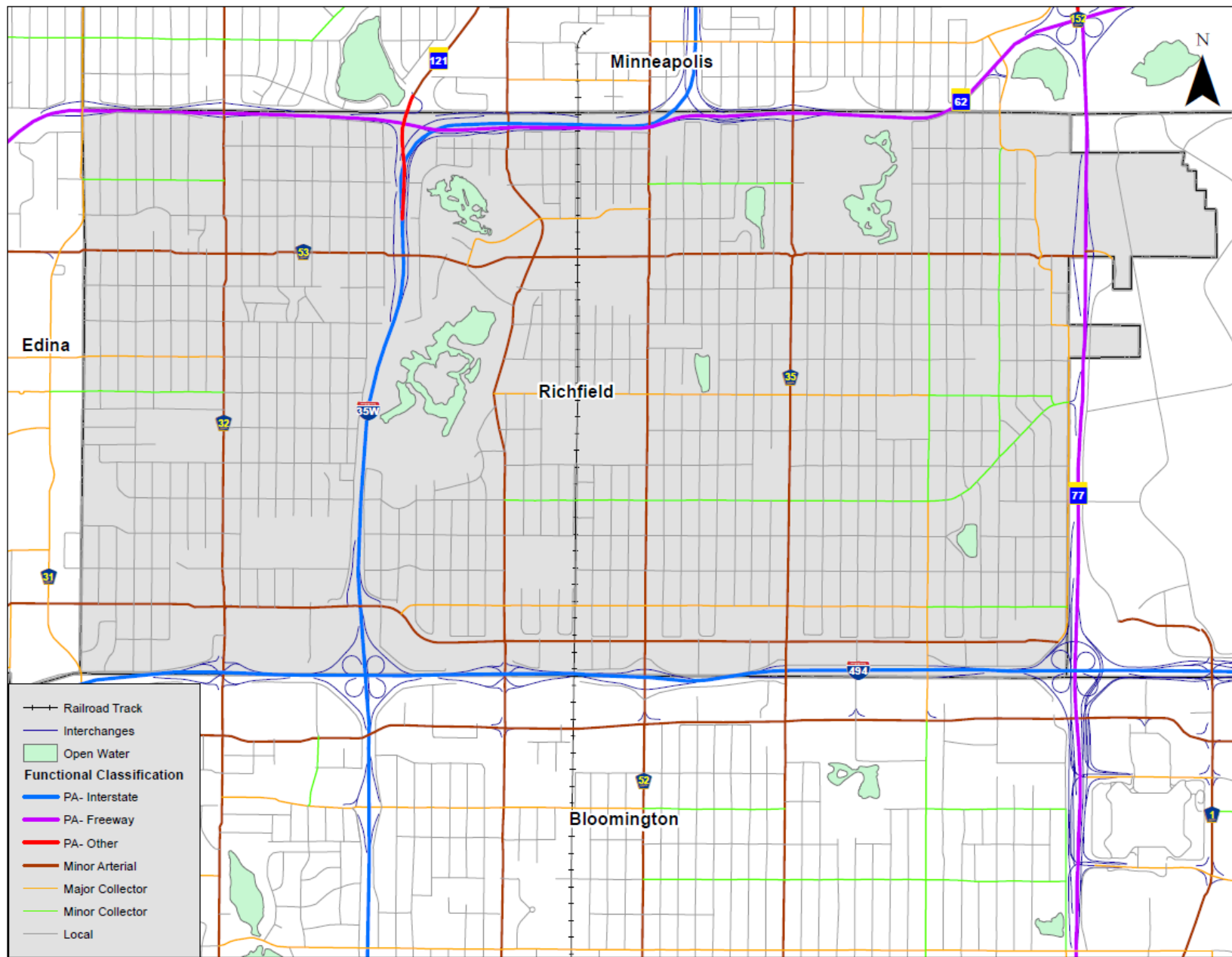
LAST UPDATED: 5/20/2020





2040 Planned Land Use







Missing Middle Housing



Process Overview

- Align Zoning with guidance of the Comp Plan
- Started with LDR areas, the largest geographic area
- Honor work that went into the Plan
- Obligation to allow development up to prescribed limits

Missing Middle Housing Recap

- House-scale development
- Precedent in City's Development Pattern
- Wealth building



Copyright © 2020
Opticos Design, Inc.





Process Overview

- Started with academic exercise of aligning SF regulations to density prescription (up to 7.4 units/ac).
- Heard openness to expanding eligibility for duplexes and consolidating R & MR-1
- Visual Preference Survey as means to get public input and shape policy
 - Approach: If we're to allow dplx in more locations; look at design principles that would apply to all LDR types

Visual Preference Survey

- Open for one month (Jan '22)
 - Publicized on Social Media multiple times
- 130 Responses
 - Did not collect demographic information
- Respondents prompted to provide responses on Building Size, Entries, Parking, and Overall Design.



Overall Direction

- More concern with size of the building than what goes on inside.
- **Staff Recommendation:** Allow duplexes on all lots allowing SF.
- Update the code to ensure least desirable features/characteristics are prevented.

Building Size

- Range: 95.4% - 32.8%
- Trend: Bungalow/craftsman.

Top 3



Bottom 3





Policy Direction: Size

- Already have building height
 - prevailing height or height averaging to ensure consistency?
- Maximum building width?



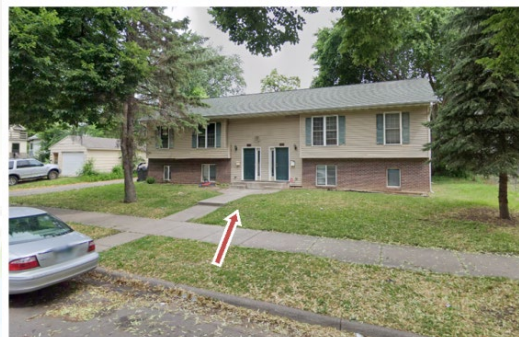
Entry/Doorway/Porch

- Range: 96.9% - 61.5%
- Trend: All ok, sole front door rates highest

Top 3



Bottom 3





Policy Direction: Entry

- Require entrance on two side if on corner lot?
- Restrict to one main entrance on front?
- If entrance is on side; do we require setback (say 10ft)?



Parking

- Range: 97.7% - 21.7%
- Trend: Rear garage; no large door bays

Top 3



Bottom 3





Policy Directions: Parking

- Existing driveway width requirements
- Minimize prominence of garages
 - Limit the amount of front facing garage (attached) door: 50%
 - Prohibit protruding garage: require attached garage be no further than habitable portion

Overall Design

- Range: 95.3% - 26.6%
- Bungalow/Craftsman vs Garage

Top 3



Bottom 3





Policy Directions: Design

- Not a clear directional response
- If concerning, could look to codify Richfield Rediscovered Requirements
 - Materials
 - Windows/Opening
 - Articulation
 - Roof design
 - Adds to review complexity



Recommendation

- Reduce lot sizes to match Comp Plan
- Allow duplexes by right
- Limit garage prominence
- Add'l setback for side entry to duplex, corner lots one entry or one per side
- Reduce garage requirement to one stall

Feedback?

Next Steps

- Public hearing at Planning Commission
- Consideration by Council

