

Ordinance No. 2004-18

AN ORDINANCE AMENDING THE ZONING ORDINANCE TO ADD DEFINITIONS FOR "BUILDABLE LOT AREA" and "BLUFF", AMENDING THE DEFINITION OF "LOT FRONTAGE", AND INCORPORATING THEM INTO THE APPLICABLE ZONING DISTRICTS

The Rockville City Council ordains:

SECTION 1. Section 8, Subdivision 2 of the City Code is hereby amended by adding the following definitions:

BUILDABLE LOT AREA. The lot area for purposes of determining compliance with the minimum lot area requirements of the Zoning Ordinance is the contiguous area of a lot which is sufficient in area to accommodate the construction of water supply systems, sewage treatment systems (including sewer lines), buildings, and driveways, while still providing for adequate setbacks. The following shall not be included in calculating the lot area: floodways, wetlands, wetland buffers, right-of-ways/road easements, bluffs, property below the ordinary high water mark of a public water as recognized by the Minnesota Department of Natural Resources or within the meander line of a river or stream, or poor soils which are unsuitable for individual sewage treatment systems. The lot area may contain soils with certain limiting characteristics such as shallow bedrock or high water table.

BLUFF. A topographic feature such as a hill, cliff or embankment having the following characteristics (an area with an average slope of less than eighteen (18%) percent over a distance of fifty (50) feet or more shall not be considered part of the bluff):

- A. Part or all of the feature is located in a shoreland area:
- B. The slope rises at least twenty-five (25) feet above the ordinary high water level of the water body;
- C. The grade of the slope from the toe of the bluff to a point twenty-five (25) feet or more above the ordinary high water level averages thirty (30%) percent or greater; and
- D. The slope must drain toward the waterbody.

SECTION 2. The City Clerk is directed to incorporate the above definitions in alphabetical order and renumber the Section 8, subdivision 2 of the City Code as appropriate.

SECTION 3. Section 8, subdivision 2(49) of the City Code is hereby repealed in its entirety.

SECTOIN 4. Section 8, subdivision 2(65) of the City Code is hereby repealed in its entirety and replaced with the following:

- 65. **LOT FRONTAGE.** The width of the front of a lot or building site measured on the line separating it from the public street or way. The front line of corner lots shall be considered the shortest street line. The front of a lot shall be that boundary abutting a public right-of-way having the least width. If no public right-of-way exists, the boundary abutting a private right-of-way leading to a public right-of-way shall be used to determine lot frontage.

SECTION 5. Section 16, subdivision 8(2) of the City Code is amended as follows:

2. The following standards shall apply to lots or tracts created on or after adoption of this Ordinance: For lots or tracts created in the A-40 District after the effective date of this Ordinance:
 - A. The minimum buildable lot size for a Single Family Residential Dwelling shall be one (1) acre.
 - B. The minimum median lot width shall be one hundred fifty (150) feet.
 - C. For uses other than residential uses, the minimum lot size shall be sufficient to meet the applicable performance standards of this Ordinance for the proposed use, setback requirements of this Ordinance, and the sewage treatment system standards of Stearns County.
 - D. The location of any lot in the A-40 District that is to be used as a residential dwelling site shall be located so that the Residential Dwelling can meet the animal feedlot setback provisions of Stearns County's Ordinances relating to feedlot setbacks.
 - E. The minimum lot frontage shall be 75 feet.

SECTION 6. Section 17, subdivision 5 of the City Code is hereby amended as follows:

1. Minimum Buildable Lot Area.
 - A. Single Family Dwelling. Buildable lot area for lots with a single-family dwelling must be at least ten thousand two hundred (10,200) square feet.

- B. Other Uses. Lot area for lots for other uses must be determined based upon meeting the maximum floor area ratio.
2. Lot Width. Lot width must be at least eighty-five (85) feet at the established building line.
 3. Lot Depth. Lot depth must be at least one hundred twenty (120) feet.
 4. Minimum Lot Frontage. The minimum lot frontage shall be 75 feet.
 5. Setbacks.
 - A. Front Yard Setback. The front yard setback must be at least twenty-five (25) feet.
 - B. Side Yard Setback. The side yard setback must be at least ten (10) feet, except that the side yard setback on corner lots must be at least fifteen (15) feet.
 - C. Rear Yard Setback. The rear yard setback must be at least thirty-five (35) feet.
 6. Building Height.
 - A. Principal Structure. All principal residential structures may not exceed thirty-five (35) feet in height.
 - B. Accessory Buildings. Accessory Buildings may not exceed twenty-five (25) feet in height.
 7. Floor-area-ratio. The floor-area-ratio may not exceed twenty-five percent (25%), which means not more than

twenty-five percent (25%) of the lot may be used for floor areas of all buildings on the lot.

8. Exterior Finish. Corrugated metal siding is not permitted.

SECTION 7. Section 18, subdivision 5 of the City Code is hereby amended as follows:

1. Minimum Buildable Lot Area.
 - A. Single Family Dwelling. Buildable lot area for lots with a single-family dwelling must be at least ten thousand two hundred (10,200) square feet.
 - B. Two-family Dwelling. Buildable lot area for lots with a two-family dwelling must be at least eleven thousand two hundred and fifty (11,250) square feet.
 - C. Other Uses. Buildable lot area for lots for other uses must be determined based upon meeting the maximum floor area ratio.
2. Lot Width. Lot width must be at least ninety (90) feet at the established building line.
3. Lot Depth. Lot depth must be at least one hundred and twenty-five (125) feet.
4. Minimum Lot Frontage. The minimum lot frontage shall be 75 feet.
5. Setbacks.
 - A. Front Yard Setback. The front yard setback must be at least twenty-five (25) feet.
 - B. Side Yard Setback. The side yard setback must be at

least ten (10) feet, except that the side yard setback on corner lots must be at least fifteen (15) feet.

C. Rear Yard Setback. The rear yard setback must be at least thirty-five (35) feet.

6. Building Height.

A. Principal Structure. All principal residential structures may not exceed thirty-five (35) feet in height.

B. Accessory Buildings. Accessory Buildings may not exceed thirty (30) feet in height.

7. Floor-area-ratio. The floor-area-ratio may not exceed twenty-five (.25), which means not more than twenty-five percent (25%) of the lot may be used for floor areas of all buildings on the lot.

SECTION 8. Section 19, subdivision 5 of the City Code is hereby amended as follows:

1. Minimum Buildable Lot Area.

A. Single Family Dwelling. Buildable lot area for lots with a single-family dwelling must be at least ten thousand two hundred (10,200) square feet.

B. Two-family Dwelling. Buildable lot area for lots with a two-family dwelling must be at least eleven thousand two hundred and fifty (11,250) square feet.

C. Three-family Dwelling or more. Buildable lot area for lots with a three-family Dwelling or more must be at least thirteen thousand (13,000) square feet for the first three (3) units and an additional two thousand (2,000) square feet for each unit after three (3).

2. Lot Width. Single and two family structures must meet the requirements of R-1 and R-2 Districts. For all other structures, Lot width must be at least one hundred (100) feet at the established building line.
3. Lot Depth. Single and two family dwellings must meet the requirements for those dwelling types contained in the R-1 and R-2 Districts. Other structures shall have no minimum lot depth.
4. Minimum Lot Frontage. The minimum lot frontage shall be 75 feet.
5. Setbacks.
 1. Front Yard Setback. The front yard setback for all structures must be at least twenty-five (25) feet.
 2. Side Yard Setback.
 - A. Single and Two Family Structures. The side yard setback must be at least ten (10) feet, except that the side yard setback on corner lots must be at least fifteen (15) feet.
 - B. Multi-family and Other Uses. Multi-family and other uses, if approved, must have a side yard setback of at least twenty (20) feet.
 - C. Accessory Buildings. Accessory Buildings must have a side yard setback of at least ten (10) feet.
 3. Rear Yard Setback.
 - A. Principal Structures. Principal structures must

have a rear yard setback of at least forty (40) feet.

B. Accessory Buildings. Accessory Buildings must have a rear yard setback of at least ten (10) feet.

C. Garages Facing Rear Lot Line. Garages with vehicle entrances facing the rear lot line must have a rear yard setback of at least forty (40) feet.

4. Existing Lots. Notwithstanding anything in this Section apparently to the contrary, for Lots platted before this Ordinance's effective date, the setbacks will be as follows:

1. Front Yard = fifteen (15) feet
2. Side Yard = fifteen (15) feet

6. Building Height.

A. Single and Two Family Dwellings. Single-family and two-family dwellings may not exceed thirty-five (35) feet in height.

B. Other Principal Buildings. Principal buildings other than single and two family dwellings may not exceed thirty-five (35) feet in height.

C. Accessory Buildings. Accessory Buildings may not exceed twenty-five (25) feet in height.

7. Floor-area-ratio. The floor-area-ratio for single and two family dwellings may not exceed .twenty-five (.25), which means not more than twenty-five percent (25%) of the lot area may be used for floor areas of all buildings on the lot.

The floor-area-ratio for all other uses may not exceed .30, which means not more than thirty percent (30%) of the lot area may be used for floor areas of all building on the lot.

8. Green Space. For buildings containing three (3) or more dwelling units there must be a minimum of four hundred and fifty(450) square feet of contiguous and useable green space per dwelling unit. Setback areas may not be counted toward the required green space.
9. Exterior Finish. Garages and other accessory buildings must have an exterior finish of the same materials as the principal structure.

SECTION 9. Section 21, subdivision 5 of the City Code is amended as follows:

1. Lot Width. Lot width must be at least one hundred fifty (150) feet at the established building line.
2. Minimum Lot Frontage. The minimum lot frontage shall be 75 feet.
3. Setbacks.
 - A. Front Yard Setback. The front yard setback must be at least forty (40) feet.
 - B. Side Yard Setback. The side yard setback must be at least fifteen (15) feet, except that the side yard setback on corner lots must be at least twenty (20) feet.
 - C. Rear Yard Setback. The rear yard setback must be at least twenty (20) feet.

4. Setbacks Adjoining Residentially Zoned Property. All B-2 uses must be setback at least at least one hundred (100) feet from adjoining residentially zoned property.
5. Building Height. Structures may not exceed thirty-five (35) feet in height.
6. Floor-area-ratio. The floor-area-ratio may not exceed one point zero (1.0).
7. Exterior Finish. Steel and corrugated metal is permitted provided that at least twenty-five percent (25%) of the building face (excluding windows and doors) of any side of the building facing a street consists of a material other than steel or corrugated metal.

SECTION 10. This Ordinance shall be effective immediately upon its passage.

Adopted this 4th day of August, 2004.

Brian Herberg
Mayor

ATTEST:

Verena M. Weber-CMC
City Administrator-Clerk