

City Council Item

June 24, 2024



Item	Adopt Ordinance XXX: Amending the Lot Requirements and Setbacks for the R-8 and R-12 Residential Zoning District	
File No.		Item No: E.26
Agenda Section	<u>CONSENT AGENDA</u>	
Prepared By	Eric Maass, Community Development Director	
Reviewed By	Eric Maass	

<u>SUGGESTED ACTION</u>	
Motion to adopt Ordinance XXX: Amending the Lot Requirements and Setbacks for the R-8 and R-12 Residential Zoning District and approve the summary ordinance for publication.	
Motion Type	4/5 Vote
Strategic Priority	Development & Redevelopment

SUMMARY

The Planning Commission first reviewed possible revisions to the dimensional standards within the R-8 and R-12 zoning districts at their meeting on May 7, 2024. Staff brought the proposed updates to the attention of the Planning Commission due to staff's concern that the existing dimensional standards did not fit the types of homes proposed to be developed within these respective zoning districts and as a result a project would be required to seek multiple variances or go through a Planned Unit Development (PUD) rezoning process.

The proposed ordinance would only amend the zoning regulations for properties already zoned by the city's official zoning map and guided by the city's 2040 future land use map for medium and high density residential. The proposed ordinance does not reguide or rezone any additional property into the categories of medium or high density residential.

The Planning Commission held a public hearing on June 4, 2024 on the proposed ordinance amendment with no persons speaking during the public hearing portion of the meeting. The Planning Commission following discussion and considerations of the proposed amendments recommended approval of the ordinance as presented.

BACKGROUND

The current minimum lot frontage required within the R-8 and R-12 districts is 150 feet. However, the types of homes the districts state are intended to be constructed within those areas are attached townhomes or apartment buildings, it is not conceivable that an attached townhome lot would have a width of 150 feet or be able to meet the current minimum setbacks. The same is true for the current lot area standard which for the R-8 district requires 7,500 square feet per dwelling unit and the R-12 district requires 3,600 square feet per dwelling unit. Those lot areas and corresponding lot widths and minimum setbacks are not realistic when contemplating the construction of attached townhomes in addition to apartment buildings which are housing types included in the stated intents of those zoning districts.

DISCUSSION

R-8 Residential Zoning District

Revisions: Staff proposes reducing the required minimum lot area for the R-8 district from 7,500 square feet for two family dwellings and 5,500 square feet for townhouse or multifamily dwellings to a minimum lot area for the district of 1,800 square feet. This lot area is more appropriate for the type of housing suggested to be built within a property zoned as R-8. The 1,800 square feet also correlates with the proposed revisions to a minimum lot depth of 60 feet and minimum lot width of 30 feet. The proposed revisions to lot area, width, depth, and setbacks are all based on staff review of similar projects at applicable densities within the community that resulted in Planned Unit Development (PUD) designations. The proposed revision to R-8 also includes revisions to the allowable maximum lot cover. The R-8 district is considered a "medium density" residential district. The other zoning district within the "medium density" range is the RLM or Residential Low and Medium Density District. That district currently allows for single-family dwellings to have a maximum lot cover of 35 percent, for two-family dwellings to have a lot cover of 40 percent, and for townhouse or multifamily dwellings to have a maximum lot cover of 50 percent. Staff has drafted the attached ordinance to match the R-8 lot cover maximums to those of the RLM district. All development is required to account for, manage, and mitigate the stormwater generated by its impervious surfaces according to City of Chanhassen ordinances, as well as applicable watershed district rules and regulations.

R-12 Residential Zoning District

Revisions: Staff proposes reducing the required minimum lot area for the R-12 district from 3,600 square feet per dwelling unit for townhouses or multifamily dwellings to a minimum lot area of 1,500 square feet. This lot area is more appropriate for the type of housing suggested to be built within a property zoned as R-12. The 1,500 square feet also correlates with the proposed revisions to a minimum lot depth of 60 feet and a minimum lot width of 25 feet. The proposed revisions to lot area, width, depth, and setbacks are all based on staff review of similar projects at applicable densities within the community that resulted in Planned Unit Development (PUD) designations. The proposed revision to R-12 also includes revisions to the allowable maximum lot cover and increasing that maximum lot cover from 35 percent of the lot area to 50 percent of the lot area. The R-12 district is considered a "high density" residential district. The other zoning district within the "high density" range is the R-16 district. The R-16 district currently allows for a maximum lot coverage of 50 percent. All development is required to account for, manage, and mitigate the stormwater generated by its impervious surfaces according to City of Chanhassen ordinances, as well as applicable watershed district rules and regulations.

BUDGET

N/A

RECOMMENDATION

The Planning Commission held a public hearing on June 4, 2024, and following the public hearing and

discussion by the Planning Commission, the Commission voted unanimously on a 7-0 vote to recommend approval of the Ordinance as presented.

ATTACHMENTS

[Ordinance XXX: Amending Lot Requirements and Setbacks in the R-8 and R-12 Residential Zoning Districts Summary Ordinance](#)

[PH Notice to Sun Sailor - R8 and R12 Zoning District Updates](#)