

CITY OF SHOREWOOD
COUNTY OF HENNEPIN
STATE OF MINNESOTA

ORDINANCE 616

AMENDING SHOREWOOD CITY CODE CHAPTER 1201 TO IMPLEMENT THE COMPREHENSIVE
PLAN DIRECTION FOR MEDIUM DENSITY RESIDENTIAL USES

Section 1. City Code Section 1201.02 DEFINITIONS is hereby amended as follows. Text proposed to be added is underlined; text proposed to be removed is ~~stricken~~.

...
~~**ELDERLY AGE-RESTRICTED HOUSING.** A dwelling or group of dwellings where the occupancy is restricted to persons 62 years of age or older, or which qualifies as housing for older persons under the Federal Fair Housing Act.~~

...
LOT, BASE. A lot meeting all the lot specifications in the zoning district in which it is located prior to being subdivided into a two-family or townhouse quadraminium subdivision.

...
LOT₂ -UNIT. A lot created from the subdivision of a two-family or townhouse dwelling ~~or quadraminium~~, having different minimum lot size requirements than the conventional base lots within the zoning district in which it is located.

...
~~**QUADRAMINIUM.** A single structure which contains four dwelling units, designed for separate ownership, all of which have individual entrances and in which each unit shares common walls with two other units.~~

...
~~**TOWNHOUSES, ATTACHED.** Structures housing three to eight contiguous dwelling units, each having separate and individual front and rear entrances, the structures to be of row house types as contrasted to multiple dwelling apartment structures. Structures with at least three contiguous and self-contained dwelling units with no dwelling, portion of dwellings, or common area directly above or below another. Each townhouse dwelling has separate and individual entrances with the first story at or near the ground level. The term includes:~~

- a. **BACK-TO-BACK.** A structure which may be designed with walls shared with contiguous dwellings on at least two sides.
- b. **ROW.** A structure which is designed with walls shared with contiguous dwellings on no more than two sides and with openings on the main floor on two opposite sides of the dwellings.

1 TOWNHOUSES, DETACHED. Single-family or two-family dwellings within a unit-lot/base-lot
2 subdivision which share common open space areas, access to public rights-of-way, other
3 common elements, and/or storm water features with other dwellings.

4 ...

5
6 **Section 2.** City Code Section 1201.17 is hereby amended as follows. Text proposed to be added
7 is underlined; text proposed to be removed is ~~stricken~~.

8
9 **1201.17 R-3A, MULTIPLE-FAMILY RESIDENTIAL DISTRICT.**

10 Subd. 1. *Purpose.* The R-3A District is intended to provide a greater variety in the type of
11 housing units available within the community, while retaining the environment and character of
12 less intensive residential areas through carefully established bulk and lot area requirements to
13 produce developments between six and eight dwellings per acre.

14 Subd. 2. *Permitted uses.* The following are permitted uses in the R-3A District:

15 a. ~~Two family dwellings; b-~~Townhouses containing eight or fewer dwelling units. ~~and~~
16 ~~quadraminiums, as defined by § 1201.02, subject to the regulations and requirements of~~
17 ~~§ 1201.06;~~

18 ~~b.e.~~ Multiple-family dwellings containing four or less dwelling units.

19 c. Age-restricted housing subject to Section 1201.03. Subd. 20 of this chapter.

20 Subd. 3. *Permitted accessory uses.* The following are permitted accessory uses in an R-3A
21 District:

22 a. Private garages, parking spaces and carports for licensed and operable passenger cars
23 and trucks not to exceed a gross weight of 12,000 pounds, as regulated by § 1201.03, Subd. 5
24 (off-street parking) of this chapter. Private garages are intended for use to store the private
25 passenger vehicles of the family or families resident upon the premises, and in which no
26 business, service or industry is carried on. ~~The space can be rented to nonresidents of the~~
27 ~~property for private passenger vehicles and/or noncommercial vehicles, trailers or equipment if~~
28 ~~sufficient off-street parking in full compliance with this chapter is provided elsewhere on the~~
29 ~~property.~~The garage shall not be used for the storage of more than one commercial vehicle
30 owned or operated by a resident of the per-dwelling unit;

31 b. Swimming pools, tennis courts and other recreational facilities which are operated for
32 the enjoyment and convenience of the residents of the principal use and their guests;

33 c. Tool houses, sheds and similar buildings for storage of domestic supplies and
34 noncommercial recreational equipment;

35 d. Signs, as regulated by § 1201.03, subdivision 11 of this chapter;

36 e. Individual boat dock and customary beach accessories subject to § 1201.03, Subd. 14 of
37 this chapter.

1 Subd. 4. *Conditional uses.* The following are conditional uses allowed in an R-3A District:
2 (Requires a conditional use permit based upon procedures set forth in and regulated by
3 § 1201.04 of this chapter.)

4 a. ~~All conditional uses, subject to the same conditions, as allowed in the R-2C District;~~
5 Detached townhouses or subdivision of townhouses subject to Sections 1201.03 Subd. 16 and
6 1201.06.

7 b. Governmental and public regulated utility buildings and structures necessary for the
8 health, safety and general welfare of the community, provided that when abutting a residential
9 use in a residential district, the property is screened and landscaped in compliance with Section
10 1201.03 Subd. 2.g of this Chapter.

11 c. Residential planned unit development as regulated by § 1201.06, provided that:

12 (1) Land uses allowed in a planned unit development are limited to those land uses
13 listed as permitted uses, permitted accessory uses and conditional uses in this district.

14 (2) The proposed development complies with the development agreement as required
15 for planned unit developments, pursuant to § 1201.25.

16 ~~d.~~ Residential facilities as defined in § 1201.02 of this chapter, licensed by the state and
17 serving no more than 16 persons;.

18 ~~ee.~~ Nursing homes as defined in § 1201.02 of this chapter, provided that:

19 (1) Side yards are double the minimum requirements established for this District and are
20 screened in compliance with § 1201.03, Subd. 2g of this code;

21 (2) The site shall be served by an arterial or collector street of sufficient capacity to
22 accommodate traffic which will be generated;

23 (3) All ~~signs ing and informational or visual communication devices~~ shall be in compliance
24 with § 1201.03, Subd. 11 of this code;

25 (4) All state laws and statutes governing the use are strictly adhered to and all required
26 permits are secured;

27 (5) Adequate off-street parking is provided in compliance with § 1201.03, Subd. 5 of this
28 code;

29 (6) One off-street loading space in compliance with § 1201.03, Subd. 6 of this code is
30 provided;

31 (7) The provisions of § 1201.04, Subd. 4d (1) of this code have been considered and
32 satisfactorily met.

33 Subd. 5. *Lot requirements and setbacks.* The following minimum requirements shall be
34 observed in an R-3A District, subject to additional requirements, exceptions and modifications
35 set forth in this chapter:

- 1 a. Lot area: Not less than 20,000 square feet.
- 2 ~~—(1) Two family: Not less than 20,000 square feet;~~
- 3 ~~—(2) All other: Not less than 30,000 square feet;~~
- 4 b. Lot width: Not less than 90 feet.
- 5 ~~—(1) Two family dwelling: Not less than 90 feet;~~
- 6 ~~—(2) All other: Not less than 100 feet;~~
- 7 c. Lot depth: Not less than 120 feet;
- 8 d. Setbacks:
- 9 (1) Front yard: Not less than 30 feet;
- 10 (2) Rear yard: Not less than 30 feet;
- 11 (3) Side yard: Not less than 15 feet on each side nor less than 30 feet on a side yard
- 12 abutting a street.
- 13 Subd. 6. *Building requirements.* Height: no structure shall exceed two and one-half stories, or
- 14 35 feet, whichever is ~~leas~~ss.
- 15 Subd. 7. *Lot area per unit requirement*:~~:- The following minimum lot area per unit requirements~~
- 16 ~~shall be calculated on the basis of the total net area in the project and as controlled by an~~
- 17 ~~individual or joint ownership~~; Each property may be developed with no less than 5,445 square
- 18 feet of lot area per unit and no more than 7,260 square feet of lot area per unit.
- 19 ~~—a. Two family dwellings: Not less than 10,000 square feet;~~
- 20 ~~—b. All other dwellings: Not less than 7,000 square feet.~~
- 21
- 22 **Section 3.** City Code Section 1201.24 L-R, Lakeshore Recreational District is hereby amended
- 23 as follows. Text proposed to be added is underlined; text proposed to be removed is ~~stricken~~.
- 24 ...
- 25 Subd. 2. Permitted Uses. The following are permitted uses in the L-R District, ~~as regulated~~
- 26 ~~herein with special limitations and conditions attached as provided in Subd. 9. Below.~~
- 27 a. Water harboring of boats at docks attached to land, including limited related service
- 28 facilities as hereinafter authorized, ~~is~~ subject to an annual operating license which shall be
- 29 issued only in accordance with the ~~following~~ standards and limitations listed in Subds. 5-8 of
- 30 this Section.
- 31 b. Townhouses (containing eight or fewer units per structure) or multiple-family housing,
- 32 in accordance with the standards and limitations in City Code Section 1201.26 and subject to
- 33 the density limitations indicated in the Comprehensive Plan in effect at the time the
- 34 development is approved.
- 35 c. Age-restricted housing subject to City Code Section 1201.03 Subd. 20.

1
2 Subd. 3. Permitted accessory uses. The following are permitted accessory uses in a L-R District:
3

4 a. The following are permitted accessory uses for water harboring of boats businesses:

5 (1) Off-street parking as regulated by § 1201.03, Subd. 5 and by § 1201.24, Subd. 8h of this
6 section;

7 (2) ~~b.~~ One clubhouse building, not exceeding 2000 square feet of floor area on the first floor
8 level. This building may be used for sale of limited items used in conjunction with
9 boating, including fishing bait and tackle, light accessory marine-line equipment, soft
10 drinks, prepackaged foods, shower and meeting rooms;

11 (3) ~~c.~~ One storage building, not exceeding 1200 square feet of floor area;

12 (4) ~~d.~~ Gasoline dispensing equipment (boat only) subject to design standards of the
13 Minnesota Uniform Fire Code, approval of the State Fire Marshall, the local Fire
14 Marshal, the Pollution Control Agency, Department of Natural Resources and other
15 applicable agencies and if authorized by the City Council. Sale of gasoline is limited to
16 those individuals renting or leasing dock slips, or launching boats from the subject site,
17 or, in the case of a yacht club, to members of the yacht club;

18 (5) ~~e.~~ Boat rental, in compliance with LMCD regulations and as authorized by the City
19 Council.

20 b. The following are permitted accessory uses to residential uses:

21 (1) Private garages, parking spaces and carports for licensed and operable passenger cars
22 and trucks not to exceed a gross weight of 12,000 pounds, as regulated by § 1201.03,
23 Subd. 5 (off-street parking) of this chapter. Private garages are intended for use to store
24 the private passenger vehicles of the family or families resident upon the premises, and
25 in which no business, service or industry is carried on. The garage shall not be used for
26 the storage of more than one commercial vehicle owned or operated by a resident of
27 the dwelling unit.

28 (2) Swimming pools, tennis courts and other recreational facilities which are operated for
29 the enjoyment and convenience of the residents of the principal use and their guests.

30 (3) Tool houses, sheds and similar buildings for storage of domestic supplies and
31 noncommercial recreational equipment.

32 (4) Signs, as regulated by § 1201.03, subdivision 11 of this chapter.

33 (5) Individual boat dock and customary beach accessories subject to § 1201.03, Subd. 14 of
34 this chapter.

35 Subd. 4. *Conditional uses.* The following are conditional uses in a L-R District: (Requires a
36 conditional use permit based upon procedures set forth in and regulated by § 1201.04.)

37 a. One single-family dwelling used as a caretaker residence and accessory to a water harboring
38 of boats use, provided that :

39 ~~—(1) The dwelling shall comply with the requirements of Chapter 1004 (Rental Housing) of~~
40 ~~this code.~~

41 ~~—(2) The provisions of § 1201.04, Subd. 1d(1) are considered and satisfactorily met;~~

42 b. Open and outdoor, dry land storage of boats and boat trailers as an accessory use to a
43 water harboring of boats use, provided that:

- 1 (1) The area is fenced and screened from view of neighboring residential uses or if abutting
- 2 an R District.
- 3 (2) Storage is screened from view from the public street right-of-way.
- 4 (3) Storage is landscaped to provide a buffer from all other public rights-of- way.
- 5 (4) Storage area is grassed or surfaced with pavement or class V, or the equivalent, to
- 6 control dust.
- 7 (5) Landscaping is provided in compliance with § 1201.03, Subd. 2g.
- 8 (6) Lighting shall comply with Subd. 8k of this section.
- 9 (7) Except for winter storage of boats, storage area does not take up parking space as
- 10 required for conformity to this chapter.

11 ~~(8) The provisions of § 1201.04, Subd. 1d(1) are considered and satisfactorily met.~~
 12 c. Detached townhouses or subdivision of townhouse developments subject to review under
 13 Section 1201.06 and Section 1201.03 Subd. 16 and Subdivision 1201.26 of this Chapter.

14 d. Residential planned unit developments as regulated by Section 1201.06, provided that:

- 15 (1) The uses allowed in a planned unit development are limited to those uses listed as
- 16 permitted, accessory or conditional uses listed in this section.
- 17 (2) The proposed development complies with the development agreement as required for
- 18 planned unit developments, pursuant to Section 1201.25.
- 19 (3) The proposed development complies with the regulations in Section 1201.26 Subd. 9.

20
 21 Subd. 5. *Lot requirements and setbacks.* The following minimum requirements shall be
 22 observed in a L-R District subject to additional requirements, exceptions and modifications set
 23 forth in this chapter:

- 24 a. Lot area: Not less than ~~60,000~~ 40,000 square feet.
- 25 b. Lot width: Not less than 200 feet;
- 26 c. Lot depth: Not less than 150 feet;
- 27 d. Minimum sSetbacks:
 - 28 (1) Front yard: Not less than 35 feet;
 - 29 (2) Ordinary High Water Level or rear-yard: Rear yard: Not less than 50 feet ~~(from the~~
 30 ~~ordinary high water mark)~~ or as required by Section 1201.26 Subd. 9;
 - 31 (3) Side yard (for nonresidential uses):
 - 32 (a) From residential: Not less than 50 feet;
 - 33 (b) From nonresidential: Not less than 15 feet;
 - 34 (c) From ~~public right-of-way~~ trail rights of way: Not less than 10 feet ~~other than street.~~
 - 35 (4) Side yard (for residential uses) from property lines: equivalent to the height of the
 36 proposed structure.

37
 38 Subd. 6. Maximum b*Building requirements height.*

39 a. Principal structures: 40 feet

40 b. ~~the c~~Clubhouse structure accessory to a water harboring of boats use: shall not exceed two
 41 and one-half stories, or 35 feet, whichever is less. ~~Other accessory structures shall not exceed~~
 42 one story or 15 feet, whichever is less.

1 c. Other accessory structures: 15 feet or one story, whichever is less.

2
3 ...
4

5 **Section 4.** City Code Section 1201.03 Subd. 2 g. (2) *Semi-public, townhouses, multiple-family*
6 *dwellings, and all commercial properties in the C-2, C-2, and L-R zoning districts* is hereby
7 amended as follows. Text proposed to be added is underlined; text proposed to be removed is
8 ~~stricken~~.

9
10 g. *Required screening and landscaping.*

11
12 (2) *Semi-public, townhouses, multiple-family dwellings, and all commercial uses on*
13 *properties in the C-1, C-2, R-C and L-R zoning districts. Prior to approval of a building permit, all*
14 *developments of semi-public, townhouse, multiple-family dwellings, all properties in the C-1*
15 *and C-2 zoning districts, and commercial uses in the R-C, L-R, and PUD zoning districts shall be*
16 *subject to a mandatory Landscape Plan requirement. The Landscape Plan must be developed*
17 *with emphasis on the following areas:*

18 ...
19

20 **Section 5:** Section 1201.03 Subd. 2. u. Impervious Surface is hereby amended as follows. Text
21 proposed to be added is underlined; text proposed to be removed is ~~stricken~~.

22
23 u. *Impervious surface coverage.* All lots in Shorewood shall be subject to maximum ratios
24 of impervious surface to lot area as indicated below:

25 (1) For all lots that are not within the "S" shoreland district and not subject to the
26 regulations in Section 1201.26 of the zoning regulations.

27 (a) Residential and agricultural properties in the R-1A through R-2CR-3A
28 zoning districts: 33%.

29 (b) Properties ~~with residential uses~~ in the R-3A, R-3B, zoning district;
30 ~~properties in commercial districts (R-C, C-1, C-2, L-R) zoning districts;~~ and non-residential
31 properties in the R-1A through R-3B zoning districts: 66%, provided that any applicable permits
32 from other regulating jurisdictions are acquired and as follows:

33 (i) Improvements that will result in an increased rate of runoff
34 directly entering a public water shall have all structures and practices in place for the collection
35 and treatment of storm water runoff in compliance with the Shorewood Comprehensive Water
36 Resources Management Plan, the most current version of the Minnesota Stormwater Manual
37 guidelines, and applicable watershed rules, as may be amended.

38 (ii) Measures for the treatment of storm water runoff and/or
39 prevention of storm water from directly entering a public water include such appurtenances as
40 sediment basins (debris basins, desilting basins, or silt traps), installation of debris guards and

1 sump structures on storm water inlets, oil skimming devices, and the like.

2 (c) Properties in commercial districts (R-C, C-1, C-2, L-R) may exceed 66 %
3 with the approval of a conditional use permit subject to the requirements of Section 1201.04,
4 provided that any applicable permits from other regulating jurisdictions are acquired and as
5 follows:

6 (i) Impervious surface coverage shall not exceed 75%.

7 (ii) The standards in (1) (b) (i) and (ii) above and (2) (c) below are met.

8 (2) For all lots in the "S", shoreland zoning district and subject to the regulations in
9 Section 1201.26 of the zoning regulations: 25%, except that the following shall be allowed by
10 conditional use permit subject to the requirements of Section 1201.04 and the following:

11 (a) ~~Multiple-family residential uses~~ Properties in the R-3A and R-3B zoning
12 districts ~~s~~ may be allowed to exceed 25 percent but not greater than 66%, subject to the
13 conditions in (c) and (d) below.

14 ...

15

16 **Section 6.** City Code Section 1201.03 Subd. 4. e. Efficiency Apartments is hereby amended as
17 follows. Text proposed to be added is underlined; text proposed to be removed is ~~stricken~~.

18

19 e. *Efficiency apartments.* Except for elderly age-restricted housing, the number of efficiency
20 apartments in a multiple dwelling shall not exceed 5% of the total number of apartments.

21

22

23 **Section 7.** City Code Section 1201.03 Subd. 5 d. (8) Stall, aisle and driveway design is hereby
24 amended as follows. Text proposed to be added is underlined; text proposed to be removed is
25 ~~stricken~~.

26

27 (8) *Stall, aisle and driveway design.*

28 (a) *Parking space size.* Each parking space shall not be less than nine feet wide and
29 20 feet in length, exclusive of access aisles. Each space shall be adequately served by access
30 aisles.

31 (b) Except in the case of single-family, two-family, and townhouse and
32 ~~quadraminium~~ dwellings, parking areas and their aisles shall be developed in compliance with
33 the standards in the Parking Lot Dimensions Table.

34

35

36

37

38

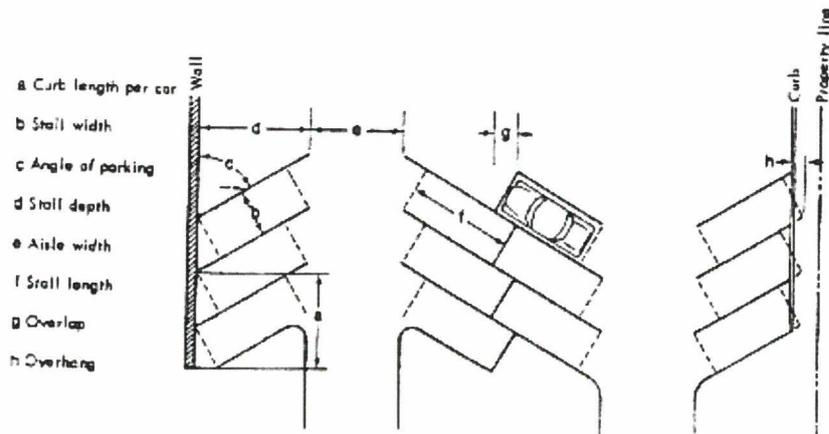
1

PARKING LOT DIMENSIONS TABLE*

Angle of Parking	Stall Width	Curb Length Per Car	Stall Depth	Aisle Width	Angle of Parking	Stall Width	Curb Length Per Car	Stall Depth	Aisle Width
0°	9'0"	23'0"	9'0"	12'0"	50°	9'0"	11'9"	20'5"	12'0"
	9'6"	23'0"	9'6"	12'0"		9'6"	12'5"	20'9"	12'0"
	10'0"	23'0"	10'0"	12'0"		10'0"	13'2"	21'0"	12'0"
20°	9'0"	26'4"	15'0"	11'0"	60°	9'0"	10'5"	21'0"	18'0"
	9'6"	27'10"	15'6"	11'0"		9'6"	11'0"	21'3"	18'0"
	10'0"	29'3"	15'11"	11'0"		10'0"	11'6"	21'6"	18'0"
30°	9'0"	18'0"	17'4"	11'0"	70°	9'0"	9'8"	21'0"	19'0"
	9'6"	19'0"	17'10"	11'0"		9'6"	10'2"	21'3"	18'6"
	10'0"	20'0"	18'3"	11'0"		10'0"	10'8"	21'3"	18'0"
40°	9'0"	14'0"	19'2"	12'0"	80°	9'0"	9'2"	20'4"	24'0"
	9'6"	14'10"	19'6"	12'0"		9'6"	9'8"	20'5"	24'0"
	10'0"	15'8"	19'11"	12'0"		10'0"	10'3"	20'6"	24'0"
45°	9'0"	14'0"	19'2"	12'0"	90°	9'0"	9'0"	20'0"	22'0"
	9'6"	14'10"	19'6"	12'0"		9'6"	9'6"	20'0"	22'0"
	10'0"	15'8"	19'11"	12'0"		10'0"	10'0"	20'0"	22'0"

* This table pertains to a wall to wall situation. In calculating dimensions, two feet may be subtracted from each stall depth for **each** overhang and overlap. No subtraction for overlap is allowed for angles greater than 60 degrees.

2



3

4

5

6

7

8

9

(c) Within structures, the off-street parking requirements may be furnished by providing space so designed within the principal building or one accessory structure; however, unless provisions are made, no building permit shall be issued to convert the parking structure into a dwelling unit or living area or other activity until other adequate provisions are made to comply with the required off-street parking provisions of this chapter.

1 (d) Except in the case of single-family, ~~or~~ two-family, ~~townhouse and quadraminium~~
2 dwellings, parking areas shall be designed so that circulation between parking bays or aisles
3 occurs within the designated parking lot and does not depend upon a public street or alley.
4 Except in the case of ~~spaces directly in front of a garage for a~~ single, two-family, ~~or~~ townhouse
5 ~~and quadraminium~~ dwellings, parking area design which requires backing into the public street
6 is prohibited.

7 (e) No curb cut or driveway access shall be located less than 40 feet from the
8 intersection of two or more street rights-of-way. Minimum distance for commercial uses shall
9 be 60 feet. This distance shall be measured from the intersection of lot lines.

10 (f) No curb cut or driveway access shall exceed 25 feet in width, except on the
11 approval of the City Engineer.

12 (g) Curb cut or driveway openings shall be at minimum five feet, not including curb
13 radius, from side or rear property lines. Any driveway proposed within a drainage and utility
14 easement shall require approval by the City Engineer and shall be a minimum of ten feet from
15 any public utility main.

16 (h) Driveway access or curb openings on a public street except for single, two-
17 family, ~~and~~ townhouse ~~and quadraminium~~ dwellings shall not be located less than 40 feet from
18 one another.

19 (i) The grade elevation of any parking area shall not exceed 5%.

20 (j) Each property shall be allowed one curb cut or driveway access for each 120 feet
21 of street frontage. All property shall be entitled to at least one curb cut or driveway. Exception:
22 two-family dwellings may have two driveways.

23 (k) Except in the case of single-family dwellings, all areas intended to be utilized for
24 parking space and driveways shall be paved. Plans for surfacing and drainage of driveways and
25 stalls for five or more vehicles shall be submitted to the City Engineer for his or her review and
26 the final drainage plan shall be subject to his or her written approval.

27 (l) Curbing and landscaping:

28 ~~(i) Except for parking in front of a garage for~~ single-family, two-family, ~~or~~
29 townhouse ~~and quadraminium~~ dwellings, all open off-street parking shall have a perimeter curb
30 barrier of continuous poured concrete around the entire parking lot. The barrier shall not be
31 closer than five feet to any lot line. Grass, plantings or surfacing material shall be provided in all
32 areas bordering the parking area.;

33 ~~(ii) All commercial parking areas shall be brought into conformance with this~~
34 ~~provision within three years of the date of enactment of this chapter.~~

35 (m) Where metal buildings exist on commercial property, a perimeter curb barrier
36 shall be provided around the building no closer than five feet to the building wall.

37 (n) Except for single-family, two-family, ~~and~~ townhouse ~~and quadraminium~~
38 dwellings, all parking stalls shall be marked with white or yellow paint lines not less than four
39 inches wide.

40 (o) Any lighting used to illuminate an off-street parking area shall be so arranged as
41 to reflect the light away from adjoining property, abutting residential uses and public rights-of-
42 way and be in compliance with subdivision 2i of this section.

43 (p) Surfacing, curbing and striping required by paragraphs (k), (l) and (n) above may
44 be waived or delayed for parking lots in city parks, provided that drainage, traffic, dust control,

1 parking demand, vehicular control and proximity to residential development are taken into
2 consideration and provided that the improvements are incorporated into the city's Capital
3 Improvements Program and reviewed by the City Council annually.
4

5 **Section 8.** City Code Section 1201.03 Subd. 5. f. Setback area is hereby amended as follows.
6 Text proposed to be added is underlined; text proposed to be removed is ~~stricken~~.

7
8 f. *Setback area.* Off-street parking areas shall conform with the following setback
9 provisions:

10 (1) In residential districts, required off-street parking shall not be provided in
11 required front yards (or in required side yards abutting a street in the case of a corner lot) nor
12 within five feet of any side or rear lot line;

13 (2) In the case of single-family, two-family, and townhouse ~~and~~
14 ~~quadraminium~~ dwellings, parking shall be prohibited in any portion of the required front yard,
15 except designated driveways leading directly into a garage or one open, surfaced space located
16 on the side of a driveway, away from the principal use. The extra space shall be surfaced with
17 concrete, bituminous or crushed rock material;

18 (3) There shall be no off-street parking within 15 feet of any street surface;

19 (4) In any of the commercial districts (including the R-C District) no parking
20 space shall be located within 15 feet of any front property line or in any required side or rear
21 yard that abuts any of the classes of residential districts. In no instance shall parking space be
22 located within five feet of a side or rear property line except in the case of joint use parking
23 areas.
24
25

26 **Section 9.** City Code Section 1201.03 Subd. 5. h. Off-Street Parking Requirements is hereby
27 amended as follows. Text proposed to be added is underlined; text proposed to be removed is
28 ~~stricken~~.

29
30 h. *Number of spaces required.* The following minimum number of off-street
31 parking spaces shall be provided and maintained by ownership, easement and/or lease for and
32 during the life of the respective uses hereinafter set forth:

33 (1) Single-family, two-family, and townhouse ~~and quadraminium~~
34 units: two spaces per unit. Townhouses shall require 1 guest parking space for every ~~three~~3
35 dwellings when located adjacent to a public street where no parking is permitted;
36 ...

37 (8) Elderly Age-restricted housing: ~~two parking spaces per unit two-~~
38 family or townhouses, see (1) above and multiple-family dwellings, see Section 1201.03 Subd.
39 20.
40 ...

41
42 **Section 10.** City Code Section 1201.03 Subd. 11 (Sign Regulations) g. (Permit Required) (9) is
43 hereby amended as follows: Text proposed to be added is underlined; text proposed to be
44 removed is ~~stricken~~.

1
2 (9) Temporary signs for properties available for sale, lease or rent. Such properties
3 may have the following additional signs:

4 (a) The maximum size of signs shall not exceed six square feet for single
5 family, two-family, ~~or townhouse or quadraminium~~ homes nor more than 20 square feet for
6 multiple family or nonresidential uses.

7
8
9 **Section 11.** City Code Section 1201.03 Subd. 11 (Sign Regulations) h. (General Regulations) (14)
10 is hereby amended as follows: Text proposed to be added is underlined; text proposed to be
11 removed is ~~stricken~~.

12 (14) Temporary signs for properties with construction not related to subdivision. One
13 additional temporary sign may be installed on any property where construction is occurring, but
14 shall not exceed six square feet for single-family, two-family, or townhouse ~~uses or~~
15 ~~quadraminium~~ nor more than 20 square feet for multiple family or nonresidential uses. The sign
16 shall be removed from the site when the construction project is finished or two years from the
17 initial installation, whichever comes first. The maximum height of such signage is eight feet.

18
19 **Section 12.** City Code Section 1201.03 Subd. 11 (Sign Regulations) i. (District Regulations) is
20 hereby amended as follows: Text proposed to be added is underlined; text proposed to be
21 removed is ~~stricken~~.

22
23 i. District Regulations. Subject to other conditions of this subdivision, the following signs
24 are authorized as specified below for each zoning district.

25 (1) Residential Districts (R-1A - R-3B and residential uses in the PUD and R-C
26 Residential/Commercial Districts)

27 (a) Commercial speech signs are not allowed for single-family, two-family, or
28 townhouse, ~~and quadraminium~~ uses, except for those authorized in Section 1201.03 Subd. 11 h. (9) and
29 (14).

30 (b) Allowed area of all signage on each property in residential zoning districts:

31

Use	Total Area of all Signs unless specified elsewhere in this subdivision
Single-family, two-family, quadraminium , and townhouses	8 square feet
Multiple Family	50 square feet
Non-residential Uses (Not including PUD and R-C districts)	50 square feet per each 10 acres

32
33 (c) Allowed freestanding signage on each property in residential zoning districts:
34

Use	Maximum Sign Area of a single freestanding sign*	Maximum Height of freestanding Signs	Maximum number of signs over 8 square feet
Single-family, two-family, quadrominiums, townhouse	8	6	0
Multiple Family	20	9	1
Non-residential Uses	20	9	1 per street frontage

* sign area is subject to limitation indicated in Section 1201.03 Subd. 11 h (1)(b)

(d) Allowed wall signage on each property in residential zoning districts:

Use	Maximum area of wall signs*	Maximum number of wall signs*
Single-family, two-family, quadrominiums, townhouse	Not permitted, except as allowed by Section 1201.03 Subd. 11 h (5).	
Multiple Family	10 percent of gross shillouette	1 per property
Non-residential Uses	10 percent of gross silhouette	1 per frontage

*Sign area is subject to limitation indicated in Section 1201.03 Subd. 11 h (1) (b)

....

Section 13. City Code Section 1201.03 Subd. 16 Subdivision of Two-Family or Quadraminium Lots is hereby amended as follows. Text proposed to be added is underlined; text proposed to be removed is ~~stricken~~.

Subd. 16. *Subdivision of two-family, ~~or quadraminium~~ lots.* The subdivision of base lots containing two-family ~~dwelling or townhouse~~ dwellings ~~or quadraminiums~~ to permit individual private ownership of a single dwelling within the structure is acceptable upon the approval by the City Council. Approval of a subdivision request is contingent on the following requirements.

a. Prior to ~~a two-family dwelling or a quadraminium~~ subdivision, the base lot must meet all the requirements of the zoning district.

b. There shall be no more than one principal structure on a base lot in all residential districts. The principal structure on unit lots created ~~in a two-family or quadraminium by the~~ subdivision will be the portion of the attached dwelling existing or constructed on the platted unit lots.

c. Permitted accessory uses as defined by the zoning districts are acceptable, provided they meet all the zoning requirements.

1 d. A property maintenance agreement must be arranged by the applicant and
2 submitted to the City Attorney for his or her review and subject to approval. The agreement
3 shall ~~insure~~ensure the maintenance and upkeep of the structure and the lots to meet minimum
4 city standards and provide a dispute resolution process. The agreement is to be filed with the
5 Hennepin County Recorder's office as a deed restriction against the title of each unit lot.

6 e. Separate public utility service shall be provided to each subdivided unit and shall
7 be subject to the review and approval of the City Engineer.

8 f. The subdivision and maintenance agreement are to be processed and recorded
9 in conformance with the requirements of the Shorewood Subdivision Ordinance, Chapter 1202.

10
11
12 **Section 14:** City Code Section 1201.03 Subd. 20 Elderly Housing is hereby amended as follows.
13 Language proposed for insertion is underlined and language proposed to be removed is
14 ~~stricken~~.

15
16 Subd. 20. Elderly Age-Restricted housing.

17 a. *Purpose:* The purpose of this subdivision is to provide opportunities for elderly age-
18 restricted housing within residential zoning districts and to maintain compatibility with other
19 uses within those districts.

20
21 b. Conditional-Allowed use. Elderly Age-restricted housing shall be allowed as a permitted
22 use in the L-R, R-3A and R-3B zoning districts subject to the conditions noted below and by
23 conditional use permit in the following zoning districts: R-1A, R-1B, R-1C, R-1D, R-2A, R-2B, R-
24 2C, ~~R-3A~~, and R-C subject to the requirements in 1201.04 and 1201.06 (planned unit
25 development). ~~In addition subject to the following conditions noted below shall apply:~~

26 (1) ~~Elderly Age restricted housing projects shall be processed as planned unit~~
27 ~~developments (P.U.D.) in compliance with § 1201.06 of this code;~~

28 ~~(2)~~ Occupancy of each dwelling unit shall be limited to no more than two adults, 62
29 years of age or older. Occupancy of dwellings which qualify as "housing for older persons"
30 under the Federal Fair Housing Act shall be limited to two adults, 55 years of age or older. The
31 occupancy limitations shall be memorialized in restrictive covenants approved by the city and
32 filed with the Hennepin County Recorder. Exception: the occupancy limitations stated above
33 shall not apply to one adult live-in care-provider serving the needs of the primary occupant(s)
34 or dependent children, provided that if the care-provider resides on the premises for more than
35 30 days, notice must be given to the Zoning Administrator;

36 ~~(3)~~ To continue to qualify for the elderly age-restricted housing classification, the
37 owner, homeowner's association or agency shall annually file with the City Administrator/Clerk
38 and the Zoning Administrator a certified copy of a quarterly resume of occupants of the
39 building or buildings, listing the number of tenants or occupants by age, by unit;

40 ~~(4)~~ Adequate off-street parking must be provided in compliance with Subd. 5 of this
41 section. Parking plans must show room on the site for at least one garage space per dwelling
42 unit;

1 (54) Parking areas for five or more cars must be screened and landscaped from view of
2 surrounding residential property, in compliance with Subd. 2g of this section;

3 (65) All ~~signs ing and informational or visual communication devices~~ shall be in
4 compliance with Subd. 11 of this code.

5 ~~(7) All structures shall comply with the Minnesota State Building Code;~~

6 (86) ~~Elderly housing~~ Parking for multiple-family age-restricted dwellings:

7 ~~(a) Two family, quadraminium, or townhouse housing: two parking spaces~~
8 ~~per dwelling unit plus 1 guest parking space for every three dwelling units when located~~
9 ~~adjacent of a public street where no parking is permitted.~~

10 ~~(b) Multiple family dwellings: one and one-half parking spaces per dwelling~~
11 ~~unit.~~

12 (7) Density and Lot Size:

13 ~~(ae) R-3A and R-C: 12 units per acre. All other districts in the R-3B, the density~~
14 ~~shall be based on the Comprehensive Plan and the rules of the R-3B applicable zoning district.~~

15 ~~(bd) For purposes of calculating density, assisted living dwelling units shall be~~
16 ~~counted as one-half dwelling unit.~~

17 ~~(9) (c) The minimum site size for elderlyage-restricted housing projects shall be~~
18 ~~three acres;~~

19

20 ~~(108) Dwelling units may be detached or attached but multiple principal buildings shall~~
21 ~~be reviewed as a conditional use subject to Section 1201.06;~~

22 ~~(119) Building heights shall be limited to one and one-half stories in all districts except~~
23 ~~the R-3A, R-3B, L-R, and R-C zoning districts in which buildings may be three stories;~~

24 ~~(1210) Where allowed, multiple-family elderlyage-restricted housing must have~~
25 ~~elevator service to each floor;~~

26 ~~(1311) Usable open space as defined in this chapter is equal, at a minimum, to 20% of~~
27 ~~the gross lot area. Usable open space shall mean areas under common ownership and include~~
28 ~~landscaped areas, complimentary structures and improvements, such as pools, tennis courts~~
29 ~~and the like, for the benefit and enjoyment of the residents of the development but not~~
30 ~~including parking lots and storm water ponds.~~

31 ~~(1412) The provisions of § 1201.04 Subd. 1d(1) where applicable, are considered and~~
32 ~~satisfactorily met.~~

33 c. ~~Fees reduced.~~

34 ~~(1) Park dedication fees as required in §-1202-07 Chapter 1202 of City Code except~~
35 ~~that assisted living dwellings shall be charged park dedication using each dwelling as .25 of a~~
36 ~~resident dwelling fee. Memory care uses or structures shall be charged according to the same~~
37 ~~rate as commercial property. this code and~~

1 (2) Local sanitary sewer access charges as required in Section 9-904.18 Subd. 1 of
2 ~~this code City Code~~ shall be charged on the basis of total number of units proposed with credit
3 for the per unit fee previously paid.

4 (3) Water connection charges shall be as required by Section 903.04 of City Code
5 with credit for the per unit fee previously paid. ~~the development potential of property as~~
6 ~~currently zoned. Fees shall not be charged for additional residential units achieved under b (8)~~
7 ~~(b) of this subdivision.~~

8
9 **Section 15.** City Code section 1201.25 (PUD, PLANNED UNIT DEVELOPMENT DISTRICT) Subd. 4
10 (General requirements and standards) I. is hereby amended as follows. Language proposed for
11 insertion is underlined and language proposed to be removed is ~~stricken~~.

12
13 I. ~~Townhouse, quadraminium, and multiple-family dwelling uses.~~

14 (1) No single townhouse structure shall contain more than six dwelling units.

15 (2) Townhouses, ~~quadraminiums,~~ and multiple-family dwelling uses shall be
16 subdivided on an individual unit basis according to the provisions of Subd. 4e(3) of this section.

17 (3) Subdivided townhouse dwellings may be accessed by private streets when the
18 street is designed to fire lane standard as indicated in Minnesota State Fire Code Appendix D as
19 may be amended from time to time.

20 (4) Multiple principal buildings, including detached townhouses, may be allowed but
21 must be separated (measured from finished wall to finished wall) as follows:

22 (a) Townhouses structures: 15 feet

23 (b) Multiple-family structures: 20 feet

24
25
26 **Section 16: Effective Date.** This Ordinance XXX shall take effect upon publication in the City's
27 official newspaper.

28
29 ADOPTED BY THE CITY COUNCIL OF THE CITY OF SHOREWOOD, MINNESOTA this 24th day of
30 February, 2025.

31
32
33 

34 JENNIFER LABADIE, MAYOR

35 ATTEST:

36 

37 SANDIE THONE, CITY CLERK