



PARKING RATIOS

Strategies for addressing off-street parking have been adjusted to respond to changes in parking demand and eliminate excess parking spaces where possible to reduce impervious surface coverage. Changes include:

- » For uses with larger parking needs (20 or more spaces), the owner is required to create 75% and may show proof of parking for the rest
- » Multi-family residential parking ratios are now listed by bedroom instead of by unit to more accurately reflect the number of people living in each unit and their parking needs.
- » Guest parking requirements have been reduced following a review of current residential development parking needs and survey of property managers.
- » Commercial and industrial parking requirements have been reviewed and slightly reduced.



The code update process specifically reviewed each district's setback requirements and performance standards, including parking, landscaping, and screening, in an effort to remove any barriers to multi-family and business development or redevelopment



SUSTAINABLE DESIGN

As directed by Destination Shoreview 2040 Comprehensive Plan, the development code update process sought opportunities to support alternative energy sources and sustainable design. In addition to revising existing provisions to improve stormwater management and enhance landscaping and screening, new code provisions were drafted to allow for electric vehicles, solar energy, and wind turbines.



ACCESSORY APARTMENTS

An accessory apartment is a clearly secondary dwelling unit created on a owner-occupied, single family property. Through the code update, the City will continue to allow them in single-family detached residential districts (RE, R1 and R1A). To support families' needs and provide more housing choices, the City will begin to allow accessory apartments to be located within accessory structures, not just within an existing single-family home. Standards for accessory apartments are found in the accessory uses section of the use-specific standards. Examples of accessory apartment standards include

- » No more than one accessory apartment per lot
- » Size of the unit shall range from 500 to 800 square feet
- » Three off-street parking spaces must be provided
- » Setbacks shall match principal dwelling requirements
- » Height shall not exceed the principal dwelling unit



Accessory apartments can currently be in the single-family dwelling or within an addition to a dwelling



As a result of the code update, accessory apartments will now be allowed in detached accessory structures



Expanding the use of Accessory Apartments within the City helps to increase housing affordability and choice while maintaining the appearance and character of established neighborhoods.



CODE UPDATE IMPACTS TO EXISTING PROPERTIES

The Development Code includes the following sets of regulations to address the transition from the City Code's existing regulations to the updated ones.

- » Transitional Rules (Sec. 201.031) establishes when the new regulations would be applied. Generally, approved projects can be completed under the rules applicable at the time of approval, while applications not complete

will be subject to the new regulations.

- » Nonconformities (Sec. 205.020) outlines how nonconforming uses, lots, or structures can continue, but not be enlarged or expanded under the new regulations so as to provide for the long-term transition to compliance.