

## **U-R, Urban Residential District**

### **Quick Guide**

The City of Rolla is currently working on revising the zoning codes and zoning map. As a part of that process, a new zoning district has been proposed. The U-R, Urban Residential District is a medium density residential district which is intended to be used in older, denser areas of the city, such as the Ber Juan area and south of the downtown.

The U-R, Urban Residential District is intended to:

- Allow easier development of existing lots
- Allow small-scale development
- Allow conversion of existing buildings
- Eliminate the need for variances or rezoning
- Eliminate the need to combine multiple lots in order to develop/redevelop
- Prevent larger-scale developments

In short, the new district should allow developments that would fit in with the existing areas, but prevent larger buildings which may overwhelm adjacent properties.

The idea for a new district that would allow smaller-scale multi-family development came directly from input received during the Schuman/Ber Juan Neighborhood Plan effort. Surveys indicated that residents and property owners would support allowing development that was more scaled to the existing neighborhood.

The current R-2, Two-family District and R-3, Multi-family District does not allow development on small lots, such as the lots found in the areas proposed to be rezoned to the U-R District. The need for variances and/or acquiring multiple lots may cause some properties to remain vacant or to not be renovated. Some properties south of the downtown are currently zoned C-1, Neighborhood Commercial. This rezoning would allow for residential development, but also would allow for commercial uses with special approval.

The entirety of the proposed zoning code, the current zoning code, and the current zoning code with markups and additions (so one may follow how the codes are proposed to be changed) are available on the [Rollacity.org](http://Rollacity.org) website under the News tab. In addition, the current and proposed zoning map and links to a presentation of the summary of the proposed changes is also available on the website.

Please send any comments or suggestions to the city planner, Tom Coots, [tcoots@rollacity.org](mailto:tcoots@rollacity.org) or call (573) 426-6974.

The following is the latest proposal for the zoning code for the U-R District. The code explains all the potential uses for properties. Some uses would require a Conditional Use Permit, which is a public approval process. The code also includes provisions for minimum lot size, setbacks, minimum lot frontage, and maximum height. The lot size is reduced to allow for development of almost any existing property. Larger lots are required for some uses. The front setbacks are reduced to allow buildings to be closer to the street – like most of the existing buildings. The minimum lot frontage is reduced to allow additional flexibility in creating new lots. The maximum height is reduced so new buildings do not tower over the existing buildings.

#### **Sec 42.213 U-R, Urban-Residential District**

1. The following uses are permitted “by-right” in the U-R, Urban-Residential District:
  - a. Detached Single-family Dwellings
  - b. Residential-design two-family dwellings
  - c. Townhouses
  - d. Residential-design Multi-family dwelling
  - e. Churches and other places of worship
  - f. Residential group homes
  - g. Family child care homes
  - h. Adult day care home
  - i. Community Center
2. The following uses are permitted with approval of a Conditional Use Permit in the U-R, Urban-Residential District:
  - a. Small-scale Commercial Uses
  - b. Residential-scale Medical Uses
  - c. Multi-family, up to 8 dwelling units per lot
  - d. Civil and Social Organizations
3. The following minimum requirements for subdivision and building applies in the U-R, Urban-Residential District:
  - a. The minimum lot size to subdivide a property 2,500 square feet; in addition, the Minimum size of lot based on the use of the property applies when the property is developed:
    - 1) 2,500 square feet for one or two dwelling units;
    - 2) 6,000 square feet for Residential-design Multi-family dwellings;
    - 3) 12,000 square feet for all other uses.
  - b. Minimum Lot frontage: 25 feet at front lot line.
  - c. Maximum height of buildings/structures: Two stories and fifty feet
  - d. Minimum setback dimensions:
    - 1) Front yard: 10 feet
    - 2) Side yard: 5 feet
    - 3) Side yard-Corner lot: 10 feet
    - 4) Rear yard: 10 feet; 20 feet if adjacent to an alley
4. Exceptions:
  - a. Townhouse development is exempt from the side yard setbacks (interior lot lines only).
  - b. Townhouses are subject to a minimum lot frontage of 15 feet.

# Frequently Asked Questions

## **How will this impact my property?**

Each property is different. The property size and current zoning will impact how the property could be used today. In most cases, existing lots would gain additional development potential. Larger properties with R-3 zoning would likely lose some development potential. However, in most cases, the allowed development should fairly closely match the market demands for the area.

## **How will this impact my property value/taxes?**

Property value is constantly changing and depends on the situation. Generally, if changes to the zoning code would allow more flexibility, more uses, or more intensity – as is generally proposed – property values may increase.

Property taxes are calculated by the Phelps County Assessor Office. The City of Rolla is not involved in determining assessed property values for taxes. The Assessor Office does not consider zoning when determining the assessed value. In general, if the value of a property increases, the property tax will also increase.

## **Does this mean I will be forced to move?**

Nothing in the proposed changes would require anyone to make changes to their property like moving a building, closing a business, or removing existing apartments. Anything that was legally existing prior to these changes would be allowed to remain.

## **I do not want things to change. Will this change things?**

Most of these areas are already zoned for multi-family or commercial uses. The zoning has been the same for decades. In most of these areas the market has not driven the need for redevelopment yet – so many properties are still older single-family houses. However, development and redevelopment has been slowly happening over the years. Some of the development has not been designed to fit with the neighborhood. With enough time, change will eventually happen. The proposed U-R District should help direct that change to something more positive than would have happened otherwise.

## **How does “Grandfathering” work?**

Anything that was legally existing prior to the zoning codes (or any changes to the codes) is known as “Grandfathered”, or legal non-conforming. The zoning code allows for these uses to remain for as long as the owner wants. In addition, the code allows for uses and buildings to be rebuilt/re-established if the building were to be destroyed. In some cases additions, expansions, and even re-construction are also allowed.

## **How does this relate to the Comprehensive Plan for the city?**

Rolla has an adopted Comprehensive Plan from 2005. A few other area/neighborhood plans have also been adopted since then. Most proposed changes are not changes that would be expected to be called out for in an adopted plan. However, the proposed U-R, Urban Residential district is a direct response to the adopted Schuman/Ber Juan Neighborhood Plan, which identified several needed changes to the zoning codes to assist with redevelopment in that area of the city.

**What if I have questions or comments/suggestions?**

Please contact the city planner, Tom Coots, [tcoots@rollacity.org](mailto:tcoots@rollacity.org), or call (573) 426-6974 if you would like to discuss your property or the proposed changes. You may also attend one of several public meetings and hearings. Comments and suggestions are welcome. Several citizens have reached out already and their comments and suggestions are taken seriously. It is also important to hear from citizens who are in support of proposals which impact them positively.

**Why are we changing the zoning code?**

The zoning codes were adopted over 30 years ago and have been modified many times. The codes were in need of a complete review, as many issues have caused unneeded time, expense, and efforts for staff and citizens. The current code has served the city well, but the proposed zoning code is intended to ready the city for the next decades of growth. The proposed U-R District is one of many proposed changes to the zoning code.

**Why are we rezoning properties?**

As a part of the process, the zoning map is also proposed to be revised and readopted. The revised map is needed because several districts are proposed to be removed, so those properties must be rezoned. In addition, three new districts are proposed, so those districts need to be applied to areas of the city. The map would also correct errors and create more consistency.

**When will this take effect?**

It is not clear when the discussions will be complete. If recommended by the Planning and Zoning Commission and approved by the City Council, an ordinance would specify the effective date. Likely, approval would not be until spring 2023. The ordinance may also include a period of time to allow projects to be reviewed and approved under the current zoning codes, if desired by the applicant.

**Is this all set in stone?**

No. The proposed text and map can still be changed based on input received. In fact, input is essential at this time to ensure the final proposal is as good as possible. The properties that are proposed to be rezoned are also subject to change, based on input received. It may make the most sense to not rezone some properties.

**How can I keep updated on all this?**

Since there are possible changes to the text for the U-R District and to the zoning map for which properties would be rezoned to the district, you may wish to keep updated on the latest proposals and public meetings. Information will be available on the city website and agendas for meeting will be posted, as required. However, the best way keep updated may be to on an email list. If you provide your email to the city planner, Tom Coots, [tcoots@rollacity.org](mailto:tcoots@rollacity.org) (573) 426-6974 you will receive updates on any changes and public meetings going forward.