



## Planning and Economic Development

Sara Roediger, AICP, Director

---

From: Chris McLeod, AICP, Planning Manager  
To: Members of the Planning Commission  
Date: 5/21/2024  
Re: Potential Zoning Ordinance Amendments

As discussed at the April Planning Commission meeting, staff is proposing the amendments described below and as a part of the attached Zoning Ordinance Amendment draft. Planning staff worked on these potential amendments for the past several months, along with input from the City's planning consultant Giffels Webster and the Building Department. Below please find a description of the two proposed amendments at this time.

### **"Small Lot Single Family Residential Construction"**

---

#### ***Issue***

The City has a number of "small lots", particularly in the southern sections, that do not comply with minimum lot size and area requirements. These lots are existing lots of record and many of them can be developed with a single-family residence, albeit with some difficulty of meeting all City requirements. The City has for a number of years had zoning provisions that allow for the reduction in side yard setbacks, pursuant to several conditions, to help facilitate construction on these lots in a more appropriate manner. While the intent is to still allow for these setback reductions and single-family house construction, it may be appropriate to "qualify" when and how the setbacks may be reduced.

In addition, due to the current desire to construct larger homes within the City, the potential exists to construct a single family residence on one of these "smaller lots", that while potentially still meeting zoning ordinance requirements, particularly in terms of height, may create unintended consequences for other, older, smaller homes that may already exist in the neighborhood. It may be also be appropriate to limit the height of residential structures on these "small lots" with reduced setbacks, to limit impacts.

### **Highway Business Rear Yard Setback**

---

#### ***Issue***

The City, as a part of the Nonresidential District rewrite that occurred last year, allowed for the potential reduction of rear yard setbacks within the Neighborhood Business (NB) and Community Business (CB) Districts when the rear yard abuts similar or otherwise nonresidential districts. The Highway Business (HB) District was inadvertently omitted from this allowable modification. Staff is recommending that the potential modification to the rear yard setback in the HB District be inserted into the Zoning Ordinance to allow the Planning Commission the flexibility of such a reduction when appropriate.