

TO: Planning Commission

FROM: Jerry Bohnsack

RE: Zoning Ordinance Talking Points

Meeting of November 12, 2025

Variances

Most Zones except R-3 have a minimum house size of 26 feet wide. 1296 square feet footprint of house. 26 feet wide and 975 square feet footprint house. Minimum 22 ft. x 22 ft. 22 ft. 6/12 roof pitch (unenforceable).

Discussions

- Does the City want to continue requiring minimum house size?
- Is the current minimum house size the correct size? (Reduce? Increase?)
- Amend to eliminate roof pitch.

Currently the ordinance in residential zones prohibits accessory structures without a principal structure.

Discussions

- Should accessory structures be allowed without a principal structure?

Currently the ordinance regulates the size of accessory structure based on size of lots. Height of accessory structure regulated by Zone and size of lot.

Discussion

- Should camping be allowed on unimproved lots?
- Should the current camping restrictions be maintained?

Currently Ordinance allows temporary permit for shipping containers – short term storage during construction.

Discussion

- Should shipping containers be allowed as accessory structures?