



# JOINT PLANNING COMMISSION AND COUNCIL MEETING

## AGENDA ITEM

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<b>Prepared By:</b> <i>Jerry Bohnsack, Planning and Zoning Administrator</i>	<b>Meeting Date:</b> <i>6/9/2026</i>	<b>Item Name:</b> <i>Code Revision Discussion</i>
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### **BACKGROUND**

During the 2026 budgeting process, the comprehensive Zoning Code Revision project was deferred due to the estimated cost of \$120,000 and competing demands on the City's capital reserves. In lieu of undertaking a full code rewrite, the City Council discussed addressing targeted zoning ordinance amendments internally, focusing on provisions that generate the greatest number of questions, interpretation requests, and land use applications.

Several months ago, the Planning Commission requested that staff identify zoning ordinance provisions that may warrant review. While a list of topics was provided, no formal discussion was held. The Planning Commission is now seeking Council input to determine whether there is interest in pursuing amendments to any of the following ordinance provisions, and if so, what are the priorities of the Council at this time.

### **OVERVIEW**

#### **1. Minimum House Size**

##### Current Regulations

- Most residential districts (except R-3) require a minimum dwelling width of 26 feet.
- Minimum dwelling footprint requirements range from approximately 975 to 1,296 square feet.
- The ordinance also includes a minimum roof pitch requirement of 6/12, which is difficult to enforce.

##### Discussion Items

- Should the City continue to require minimum house sizes?
- Is the current minimum house size appropriate?
- Should the minimum size requirement be reduced or increased?
- Should the roof pitch requirement be removed from the ordinance?

#### **2. Accessory Structures**

##### Current Regulations

- Accessory structures are not permitted on residential lots unless a principal structure exists.
- Accessory structure size and height are regulated based on zoning district and lot size.



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- In most cases, up to 1,280 square feet of accessory structures is permitted by right.
- Larger accessory structures, up to 5,000 square feet, may be permitted depending on lot size and zoning district.
- Square footage limits are cumulative for all accessory structures on a property.

### Discussion Items

- Should accessory structures be allowed without a principal structure?

### 3. Accessory Structure Height

#### Current Regulations

- Height limitations vary based on zoning district and lot size.
- 15 foot height allowed by Conditional Use Permit.

#### Discussion Items

- Recent development trends include larger structures designed to accommodate RVs, campers, and pontoon boats.
- Should the City allow increased square footage of structure?
- Should maximum allowable heights be increased?

### 4. Shipping Containers (PODS)

#### Current Regulations

- Portable storage containers are permitted for temporary use for up to 60 days.
- Shipping containers are not permitted as permanent accessory structures.

#### Discussion Items

- Should shipping containers be allowed as permanent accessory structures?

### 5. Camping

#### Current Regulations

- Camping is permitted for up to six months during active construction or reconstruction with a valid building permit.
- Temporary camping on improved residential lots (with houses) is limited to 14 consecutive days per visit and 30 cumulative days per calendar year
- Camping on unimproved (vacant) lots is prohibited.



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### Discussion Items

- Should camping be allowed on unimproved lots?

## 6. Animal Husbandry

### Current Regulations

- Keeping livestock and other domestic animals (excluding 6 chickens, dogs, and cats) is generally limited to Urban Reserve (UR) and Commercial (C) districts through an Interim Use Permit.

### Discussion Items

- Should animal husbandry be allowed in additional zoning districts?

## 7. New Subdivisions and Lot Size Requirements

### Current Regulations

- New subdivisions served by municipal sewer generally require a minimum lot size of two acres in R-2 and R-4 districts.
- Most other districts require a minimum lot size of 2.5 acres.

### Discussion Items

- Are current minimum lot sizes realistic in areas served by municipal sewer?
- Should minimum lot sizes be reduced in sewered areas?
- Is the 2.5-acre minimum appropriate for future subdivisions?

## 8. Circle Drive / Indian Hill Area

### Background

The Circle Drive/Indian Hill area consists primarily of older resort area located on lots ranging from approximately 2,000 to 3,000 square feet. Most cabins have been modernized. The area is currently served by municipal sewer and is generally zoned R-3.

### Discussion Items

- Should a new zoning district be created to better reflect the existing development pattern?
- Would creation of an R-5 district be appropriate for this area?



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### 9. Food Trucks / Mobile Food Vendors

#### Current Regulations

- The zoning ordinance does not specifically address food trucks.
- Food trucks are generally allowed in commercial districts due to their retail/commercial nature.

#### Discussion Items

- Should the City formally regulate food trucks?
- Should food trucks be permitted in Breezy Point?
- If so, in which zoning districts should they be allowed?

#### **STAFF RECOMMENDATION**

Staff is seeking feedback from the Planning Commission and City Council regarding which of the above topics warrant further research, ordinance amendments, or formal public hearings.