



# City Council Agenda Item Request Form

This form is required to be completed by the applicable deadline for placement of an item on the City Council Agenda.

Date: 3/8/2026

Department Making Request: 35 - Community Development

Person Making Request: Dinh Ho, P.E.

Item Type: Ordinance

Budgeted? NO

Cost: 0

If budgeted, identify account:

Short Description:

Consideration and possible action on an ordinance amending Section 70 – District SFR (Single-Family Residential Dwelling District) of the City Zoning Ordinance to clarify permitted uses, lot size requirements, and development standards for single-family residential properties as requested by City Council and P&Z.

Explanation/Justification Details:

Section 70 of the Zoning Ordinance establishes the regulations governing the Single-Family Residential (SFR) District, which is intended to provide low-density residential development and protect residential areas from incompatible land uses. City staff has reviewed the existing ordinance language and identified several provisions that would benefit from clarification and updates to better align with the City's subdivision ordinance and current development practices. The proposed amendment refines certain lot size standards, setback requirements, and related development criteria applicable to properties within the SFR zoning district. The proposed ordinance amendment updates Section 70 of the zoning ordinance to - Clarify permitted and prohibited uses within the SFR district. - Establish consistent minimum lot size requirements based on the availability of public water and sewer service. - Align lot width and depth requirements with those required by the subdivision ordinance. - Clarify yard setback requirements and maximum lot coverage standards for lots of varying sizes. Staff recommends approval of the proposed Zoning Ordinance Amendment to Section 70

Requestor Signature:

-----

This section to be completed by City Secretary, City Attorney, and City Manager's Office only:

Legal Review is complete, legal documents are prepared:

City Attorney

Item is approved for placement on Council Agenda:

City Manager

Item is scheduled for placement on the Council Agenda.

City Secretary