

MEMO



To: Planning and Zoning Commission
From: Larry Miller, Building and Planning Manager
Date: May 13, 2026
Re: EL-1 Summary

The EL-1 Estate Lot Residential District is intended for low-density, large-lot single-family development that maintains rural character and open space while providing a transition from agricultural areas to more suburban neighborhoods. Lots must be large, widely spaced, and developed with detached homes and customary residential or agricultural accessory uses. The district emphasizes generous setbacks, limited building coverage, and preservation of natural features. Infrastructure expectations are intentionally lighter than those for standard subdivisions: open-ditch street sections, natural stormwater conveyance, and minimal lighting are appropriate, and sidewalks are generally not required. Sanitary sewer service may be provided through a low-pressure sewer system using individual grinder pumps, or through individual on-site wastewater systems where LPSS is not feasible, and state approvals are obtained.

No action is requested at this time. Staff is still finalizing the Chapter 57 revisions and anticipates returning with a complete package and a recommendation for Board consideration at the June meeting.