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# AGENDA ITEM

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TO: Tim Vandall, City Administrator  
FROM: Joshua Gentzler  
DATE: January 16, 2025  
SUBJECT: Ordinance No. 1125 – Unified Development Ordinance Amendment – Article 3.04  
Subdivision Standards and Article 4.02 General Development Standards

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*Overview:* The proposed amendment to the Unified Development Ordinance (UDO) aims to enhance the viability of residential development in Lansing by addressing lot layout and utility easements. Following the April 2024 amendments that adjusted minimum lot sizes to align with market trends, this amendment reduces the minimum interior side setbacks for R-1 and R-2 zoning districts from 10 feet to 5 feet. Additionally, it decreases the width of side lot utility easements from 7.5 feet to 5 feet. These changes support home construction on narrower lots without requiring developers to pursue discretionary approvals or planned development processes.

This amendment represents a collaborative effort with the development community to optimize land use while maintaining essential public utility access. By fostering flexibility in lot design and reducing regulatory barriers, this initiative aligns with Lansing’s strategic goals for residential growth and housing diversity.

For full review, please see the attached report.

*Policy Consideration:* n/a

*Financial Consideration:* n/a

*Action:* Staff recommends a motion to adopt Ordinance No. 1125 to amend the City of Lansing Unified Development Ordinance.