



**CITY OF MARSHALL
AGENDA ITEM REPORT
PC 10/09/24**

Presenter:	Ilya Gutman
Meeting Date:	Wednesday, October 9, 2024
Category:	PUBLIC HEARING
Type:	ACTION
Subject:	Conduct a Public Hearing on the Ordinance Amendment to Chapter 86, Article IV, Section 86-97 Low Density Residence District.
Background Information:	<p>The ordinance provides for minimum lot size in this district, but also requires enlarged lot for duplexes. However, since duplexes are permitted by a conditional use only, specific lot size limitation for duplexes seems redundant because it will be a part of considerations for granting a conditional use permit. Therefore, staff recommends removing this regulation.</p> <p>At its September 24, 2024, meeting, Legislation and Ordinance committee also reviewed this change and recommended approval.</p>
Fiscal Impact:	None.
Alternative/ Variations:	None recommended.
Recommendations:	<ol style="list-style-type: none"> 1. Motion to close public hearing. 2. Staff recommends the recommendation to the City Council approving the revisions amending Sec. 86-97 Low Density Residence District by removing additional lot size requirements for duplexes.