



**CITY OF MARSHALL  
AGENDA ITEM REPORT  
L&O 9/10/24**

<b>Presenter:</b>	Ilya Gutman
<b>Meeting Date:</b>	Tuesday, September 10, 2024
<b>Category:</b>	NEW BUSINESS
<b>Type:</b>	ACTION
<b>Subject:</b>	Ordinance Amendment to Chapter 86, Article IV, Section 86-97 One Family Residence District.
<b>Background Information:</b>	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.
<b>Fiscal Impact:</b>	None.
<b>Alternative/Variations:</b>	None recommended.
<b>Recommendations:</b>	Staff recommends the recommendation to the City Council approving the revisions amending Sec. 86-97 One Family Residence District by removing additional lot size requirements for duplexes.