



**CITY OF MARSHALL
AGENDA ITEM REPORT
COUNCIL 10/22/24**

Presenter:	Ilya Gutman
Meeting Date:	Tuesday, October 22, 2024
Category:	CONSENT AGENDA
Type:	ACTION
Subject:	Introduction 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 reviewed this change and recommended approval.</p> <p>The Planning Commission conducted a public hearing on October 9, 2024, and unanimously recommended approval.</p>
Fiscal Impact:	None.
Alternative/ Variations:	None recommended.
Recommendations:	Planning Commission and staff recommend that the Council introduce the Ordinance amending Sec. 86-97 Low Density Residence District by removing additional lot size requirements for duplexes.