



**TOWN OF PALMER LAKE
BOARD OF TRUSTEES - AGENDA MEMO**

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| DATE: April 11, 2024 | ITEM NO. | SUBJECT: Discussion/Direction on R4 Zoning Code Regulations |
| Presented by: Town Administrator | | |

Background

As a result of approving a conditional use permit for multi and single family residential development, it was found that the R4 zoning code prohibits septic tanks.

It was referenced with the approval of the conditional use that the Board of Trustees will consider the R4 zoning code, in which a duplex may be considered with septic systems. Additionally, there may be R4 zoning code regulations that limit the cluster type neighborhood presented to the Board; therefore, additional review may be required.

Recommendation

Consider amending the R4 zoning code to allow a duplex to have septic system and/or refer the discussion to Planning Commission for further review and recommendation.