

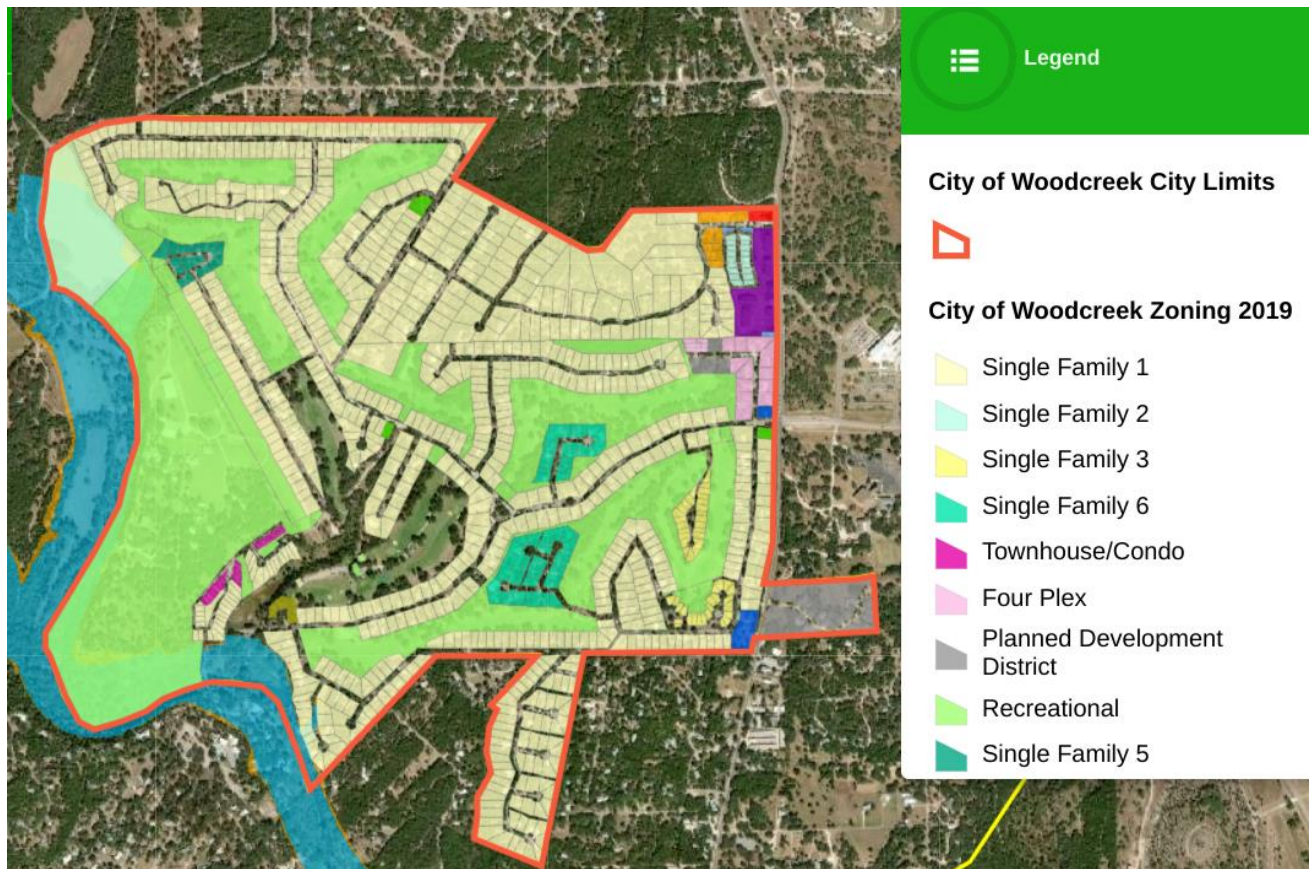
### Establishing Minimum Lot Sizes in Zoning

Currently, we have standards on the minimum requirements for the size of a residential structure, garage space, parking, and maximum impervious coverage, but we lack minimum lot size designations in our Residential Zoning. Right now, to determine the minimum lot size allowed for each zoning SF1-6 you have to calculate it using the minimum build and impervious coverage requirements.

K.Friese first brought this irregularity to Councilmember Hines' attention in fall Of 2021. City zoning regulations typically designated a minimum lot size for residential zoning purposes.

NOTE: Council has set a minimum lot size for future subdivision of single-family residential lots (SF1-6) to 12,000 sq ft to connect with wastewater services. However, the City STILL needs to address variance requests and to bring code into alignment with best practice for City code by setting minimum lot sizes.

|                            | Minimum Build | Garage | Parking | Impervious Coverage 30% | TOTAL MINIMUM LOT SIZE |
|----------------------------|---------------|--------|---------|-------------------------|------------------------|
| SF1                        | 1500          | 400    | 600     | 2500                    | 8334                   |
| SF2                        | 1000          | 400    | 600     | 2000                    | 6667                   |
| SF3                        | 1000          | 400    | 600     | 2000                    | 6667                   |
| SF4                        | 900           | 0      | 600     | 1500                    | 5000                   |
| SF5                        | 1000          | 200    | 600     | 1800                    | 6000                   |
| SF6                        | 1000          | 400    | 600     | 2000                    | 6667                   |
| TH/C                       | 1000          | 400    | 600     | 2000                    | 6667                   |
| DU-1                       | 2000          | 400    | 1200    | 3600                    | 12,000                 |
| 4-PLX                      | 3200          | 800    | 2400    | 6,400                   | 21,334                 |
| all numbers in square feet |               |        |         |                         |                        |



**RECOMMENDATIONS FROM ORDINANCE REVIEW**

| <b>ZONING TYPE</b> | <b>CURRENT MINIMUM USING<br/>CALCULATION OF MINIMUM<br/>BUILD + IMPERVIOUS<br/>COVERAGE</b> | <b>PROPOSED MINIMUM LOT SIZE</b> |
|--------------------|---|----------------------------------|
| SF-1               | 8334  | 14,520                           |
| SF-2               | 6667  | 14,020                           |
| SF-3               | 6667  | 14,020                           |
| SF-4               | 5000  | 12,000                           |
| SF-5               | 6000  | 12,000                           |
| SF-6               | 6667  | 12,000                           |
| TH/C               | 6667  | 12,000                           |
| DU-1               | 12,000  | 14,520                           |
| 4-PLX              | 21,334  | 21,780                           |
|                    |   |                                  |

¼ of an acre is 10,890 square feet

1/3 of an acre is 14,420 square feet