

City Council



TA24-009

April 14, 2025



Proposed Changes:

- **Use Table Adjustments:** Modify permissible uses and categories.

Purpose:

- **Streamlined Development Process:**
 - Simplify application and approval procedures.
 - Reduce delays and improve efficiency.
 - Provide more transparent guidelines for property owners.
- **Encourage Development Diversity:**
 - Support a variety of residential, commercial, and industrial development.
 - Promote innovative and flexible land use options.
 - Enhance community growth and stability.



- a) Revise Section 30-4.A.2. Use Table to Streamline the Development Process:
- This revision includes reclassifying specific uses from requiring a special use permit to either permitted or non-permitted uses. (See attached “Revised Use Table”)



Options:

- City Council votes to approve the proposed text amendment (Recommended);
- City Council votes to approve some or portions of the proposed text amendment;
- City Council votes to remand some or all of the proposed text amendment for further staff review and revisions;
- City Council votes to deny some or all portions of the proposed text amendment.

Recommended Action:

- The Planning Commission and Professional Planning Staff recommend **Option 1: Approve all proposed text amendments.**



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Criteria	Requirement	Criteria	Measurement
Lot Area per Unit	Minimum 15,000 sq. ft. per unit	Property Size	60,000 sq. ft.
Lot Width	Minimum 100 ft.	Lot Width	150 ft.
Lot Coverage	Maximum 25%	Lot Coverage	Up to 15,000 sq. ft. (25%)
Height	Maximum 35 ft.	Height	Up to 35 ft.
Setbacks		Setbacks	
- Front and Corner Side	30 ft. or 55 ft. from the centerline of private streets	- Front and Corner Side	30 ft. or 55 ft. from the centerline of private streets
- Side	15 ft.	- Side	15 ft.
- Rear	35 ft.; 20 ft. where corner side setback is 30 ft. or more.	- Rear	35 ft.; 20 ft. where corner side setback is 30 ft. or more.

Criteria	Requirement
Lot Area per Unit (sq. ft.)	SF Detached: 6,000 min. SF Attached and Two- to Four-Family: 5,000 min. All Other: 6,000 min.
Lot Width	Minimum 60 ft.
Lot Coverage	Maximum 40%
Height	Maximum 35 ft.
Setbacks	
- Front and Corner Side	25 ft. or 55 ft. from the centerline of private streets
- Side	10 ft.
- Rear	30 ft.; 15 ft. where corner side setback is 25 ft. or more.

Criteria	Measurement
Property Size	8,000 sq. ft.
Lot Width	70 ft.
Lot Coverage	Up to 3,200 sq. ft. (40%)
Height	35 ft.
Setbacks	
- Front and Corner Side	25 ft.
- Side	10 ft.
- Rear	30 ft.

Single Family Detached:
6,000 sf. Min. lot size.

6,000 sq. ft.
parcel

Duplex:
10,000 sf. Min. lot size.

10,000 sq. ft. parcel
66.67% larger

Single Family Detached:
10,000 sf. Min. lot size.

10,000 sq. ft. parcel

Duplex:
15,000 sf. Min. lot size.

15,000 sq. ft. parcel
50% larger




Single Family Detached:
15,000 sf. Min. lot size.



15,000 sq. ft. parcel

Duplex:
30,000 sf. Min. lot size.



30,000 sq. ft. parcel
100% larger

Single Family Detached:
6,000 sf. Min. lot size.

6,000 sq. ft.
parcel

Quadplex:
20,000 sf. Min. lot size.


20,000 sq. ft. parcel
233.33% larger

Single Family Detached:
10,000 sf. Min. lot size.



10,000 sq. ft. parcel

Quadplex:
30,000 sf. Min. lot size.



30,000 sq. ft. parcel
200% larger

Single Family Detached:
15,000 sf. Min. lot size.

Quadplex:
60,000 sf. Min. lot size.

