

**Department of Community Planning and Economic Development –
Planning Division Report
Zoning Code Text Amendment**

Date: February 21, 2006

Initiator Of Amendment: Council Member Lilligren

Date of Introduction at City Council: April 2, 2004

Ward: All

Planning Staff And Phone: Jason Wittenberg, (612) 673-2297

Intent Of The Ordinance: The amendment would reduce the minimum lot area requirement for two-family dwellings in the R2B District and amend the authorized variance related to two-family dwellings in the R2B District.

Appropriate Section(s) of the Zoning Code: Table 546-9; 525.520

Background: The proposed zoning code text amendment was continued from the public hearings of November 28th, December 20th, and January 23rd. On February 2nd, 2006, Planning staff presented the 2006 department work plan to the City Council's Zoning & Planning Committee and discussed prioritization of zoning code text amendments. Committee members advised staff to not proceed with the R2B lot area amendment at this time. Planning staff therefore requests that the Commission continue the proposed amendment indefinitely.

City zoning regulations were amended effective January 1, 1995, to increase the minimum lot area requirement for two-family dwellings in the R2B District from 5,000 to 10,000 square feet. The City Council has requested that staff analyze a zoning code text amendment that would reduce this minimum lot area requirement.

When the minimum lot area requirement was increased, the city adopted an authorized variance that allowed applicants to file an application to reduce the minimum lot area requirement "up to fifty-five (55) percent for newly constructed two-family dwellings located in the R2B District, provided the surrounding properties are primarily two-family dwellings developed on lots similar in size to the proposed development." Thus, a mechanism has existed to allow, under certain circumstances, newly constructed two-family dwellings on lots in the R2B District having at least 4,500 square feet. With the proposed amendment to the minimum lot area requirement, the authorized variance noted above would be stricken from the ordinance. A general variance to reduce minimum lot area up to 30 percent, which is applicable to any uses that have a minimum lot area requirement, would remain in ordinance.

CPED Planning Division Report

Recommendation of the CPED Planning Division:

The CPED Planning Division recommends that the City Planning Commission and City Council adopt the above findings and **continue** the zoning code text amendment indefinitely.