

## PLANNING DIVISION STAFF REPORT

October 6, 2025



PREPARED FOR THE PLAN COMMISSION

**Proposal:** Zoning Text Amendment

**Legistar File ID #:** [89916](#) (Minimum Lot Area & Lot Width, Rear Setbacks) - Substitute

**Prepared By:** Zoning and Planning Staff

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[89916](#) – This code change modifies minimum lot width and minimum lot area requirements in various residential districts. It also makes some reductions to rear setbacks, particularly for alley-accessed lots and single family attached dwellings.

This substitute proposes that in the TR-U1, TR-U2, and TR-P districts the reduced setback for alley single family attached lots not be limited to one-story attached garages. TR-U1 and TR-U2 are small lot, higher density districts so allowing more building bulk in the setback continues to meet the intent of these districts. The TR-P district is a planned district that requires a mix of uses and more significant upfront planning prior to development so small lot, higher density single family attached buildings could also be appropriate in this district. The substitute also includes a reduction in the minimum lot area per dwelling unit for single family attached and a correction to a code reference.

Staff supports this substitute.