

HOUSING FORWARD

OVERVIEW OF SEPT 2025 PROPOSED ORDINANCES

Jacob Moskowitz, Assistant Zoning Administrator
Community Information Meeting, September 30, 2025





*Meeting housing needs for all
in a growing city*



Housing **FORWARD**

#1 Increase Housing Choice

- Look for ways to make lot division and subdivision processes simpler to create more new lots for homes

Leg ID 89916

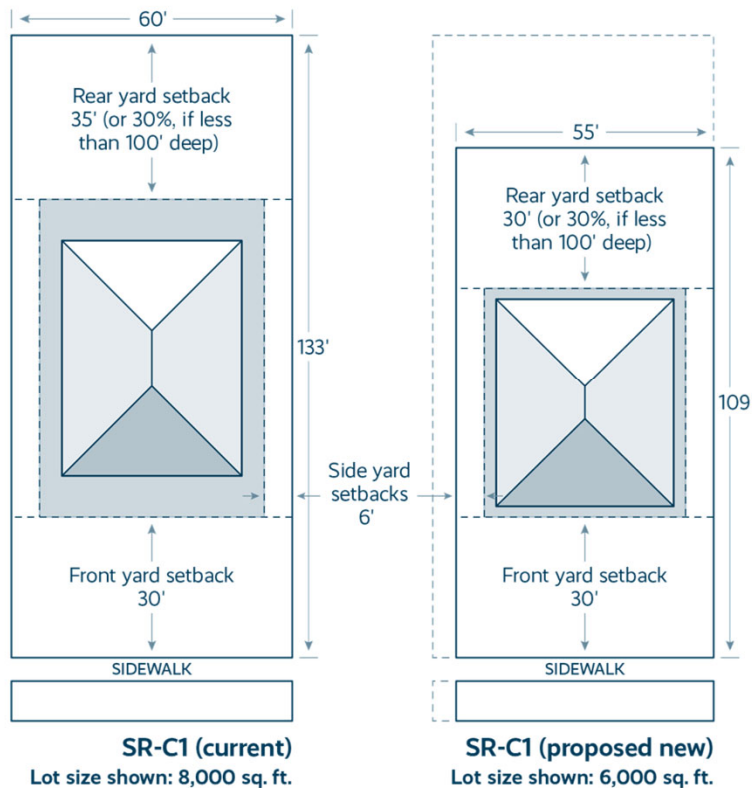
- Continue to simplify zoning standards for infill housing

Leg ID 89917

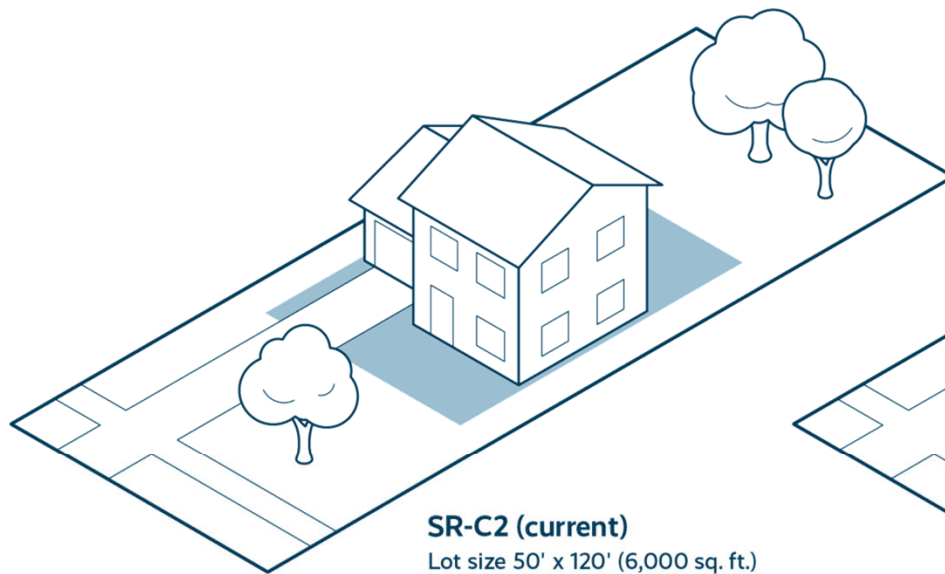
- Pursue more code and process changes to support small-scale “missing middle” housing,

Leg ID 89918

Adjust lot area, lot width, & alley attached garage rear setback minimums

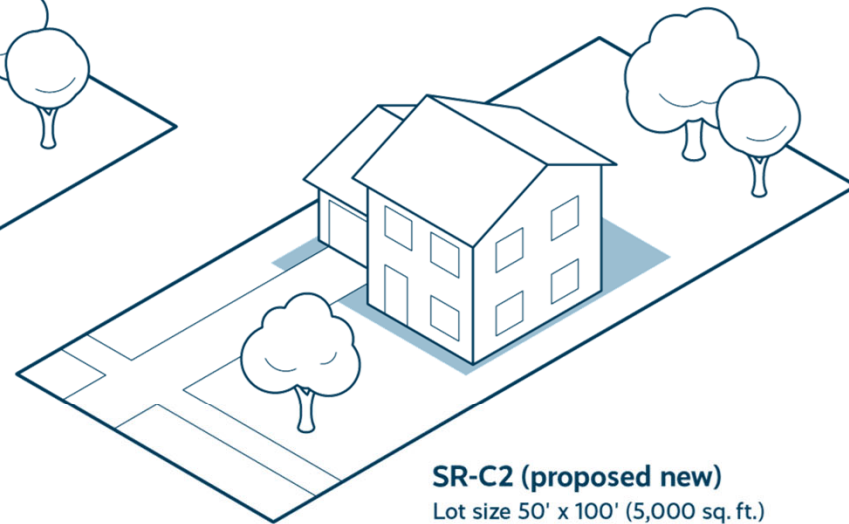


- Small adjustments across the city to decrease the amount of land area required for new homes
- Over time, can support gentle infill when owners decide to divide their properties



SR-C2 (current)

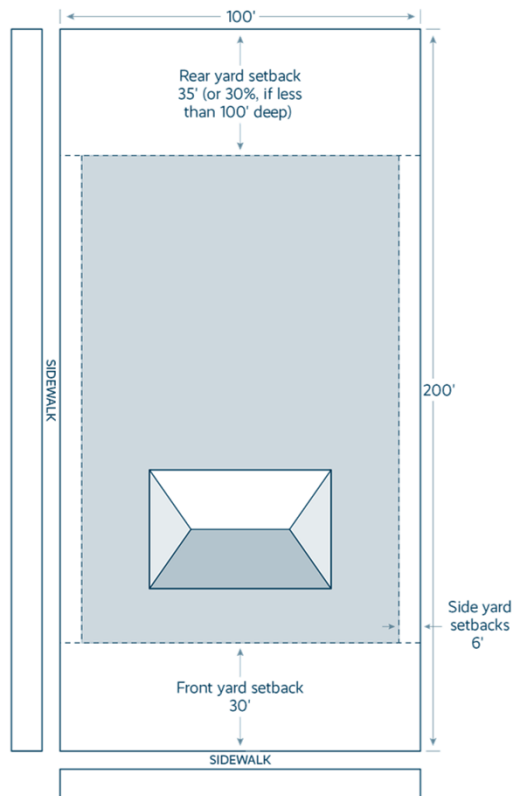
Lot size 50' x 120' (6,000 sq. ft.)
Front yard setback 30'
Rear yard setback 35'
Side yard setbacks 6'



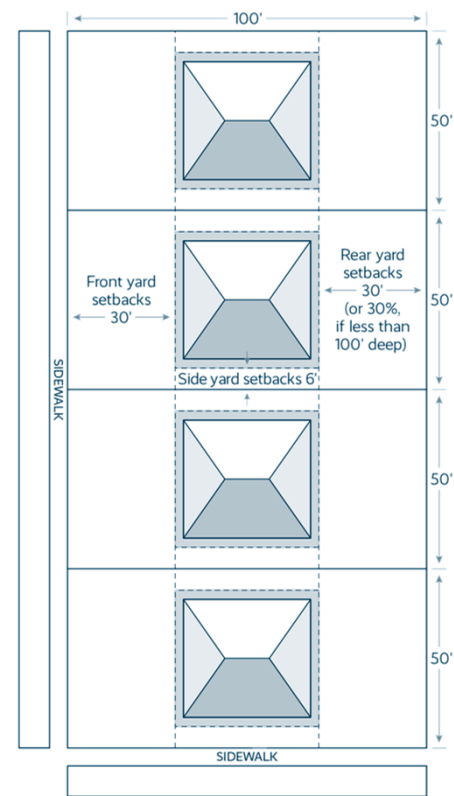
SR-C2 (proposed new)

Lot size 50' x 100' (5,000 sq. ft.)
Front yard setback 30'
Rear yard setback 30'
Side yard setbacks 6'

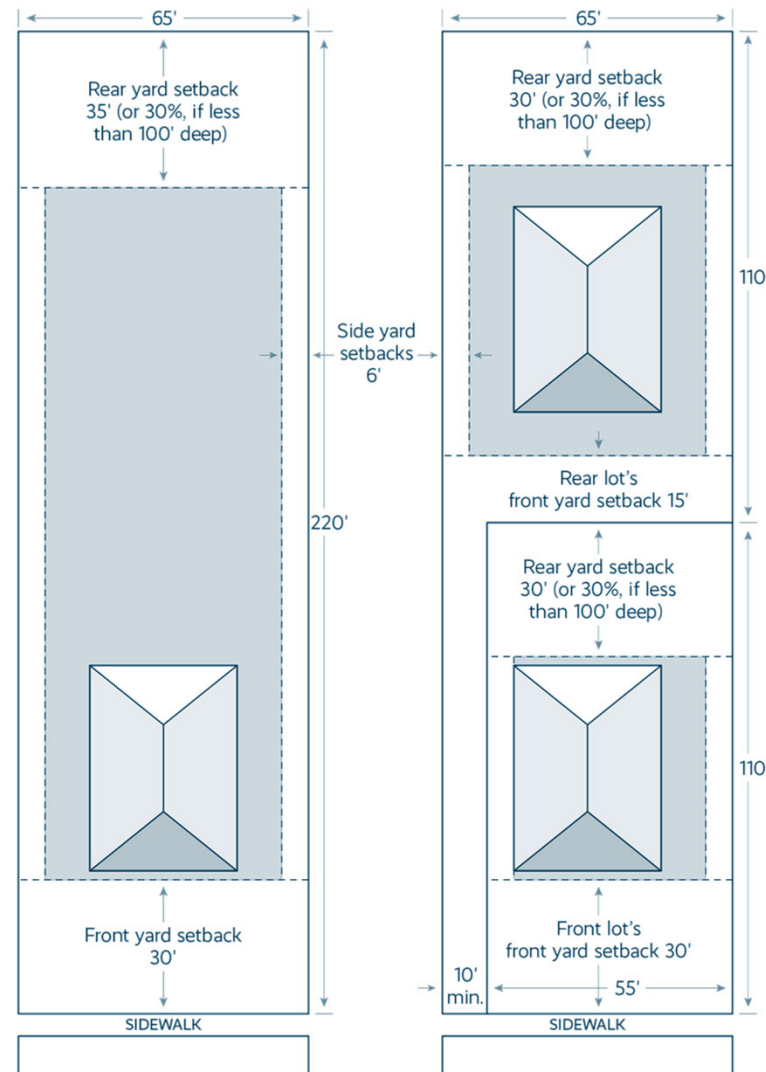
Adjust lot area, lot width, & alley attached garage rear setback minimums



SR-C2 (20,000 sq. ft. corner lot)

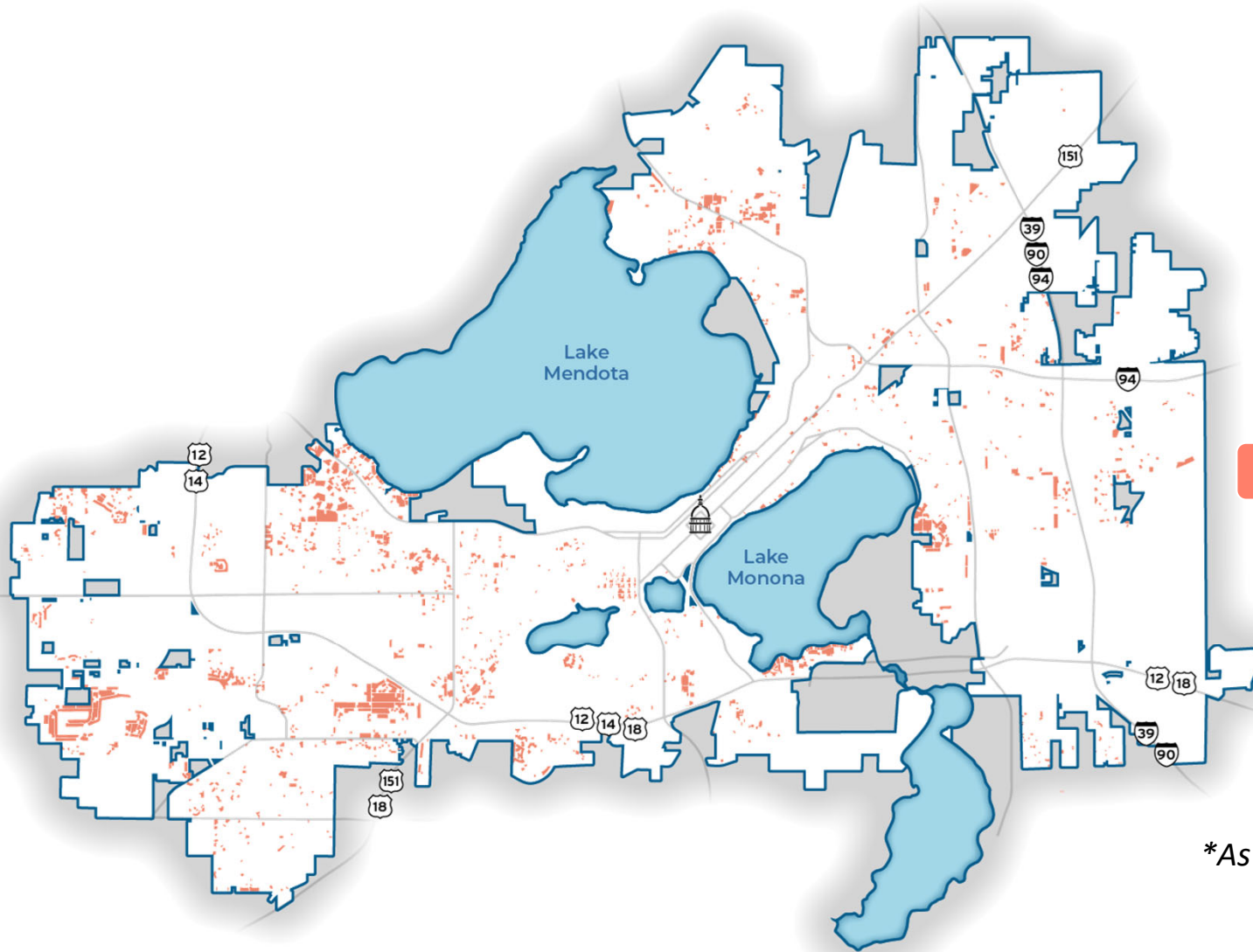


SR-C2 (corner lot subdivided)



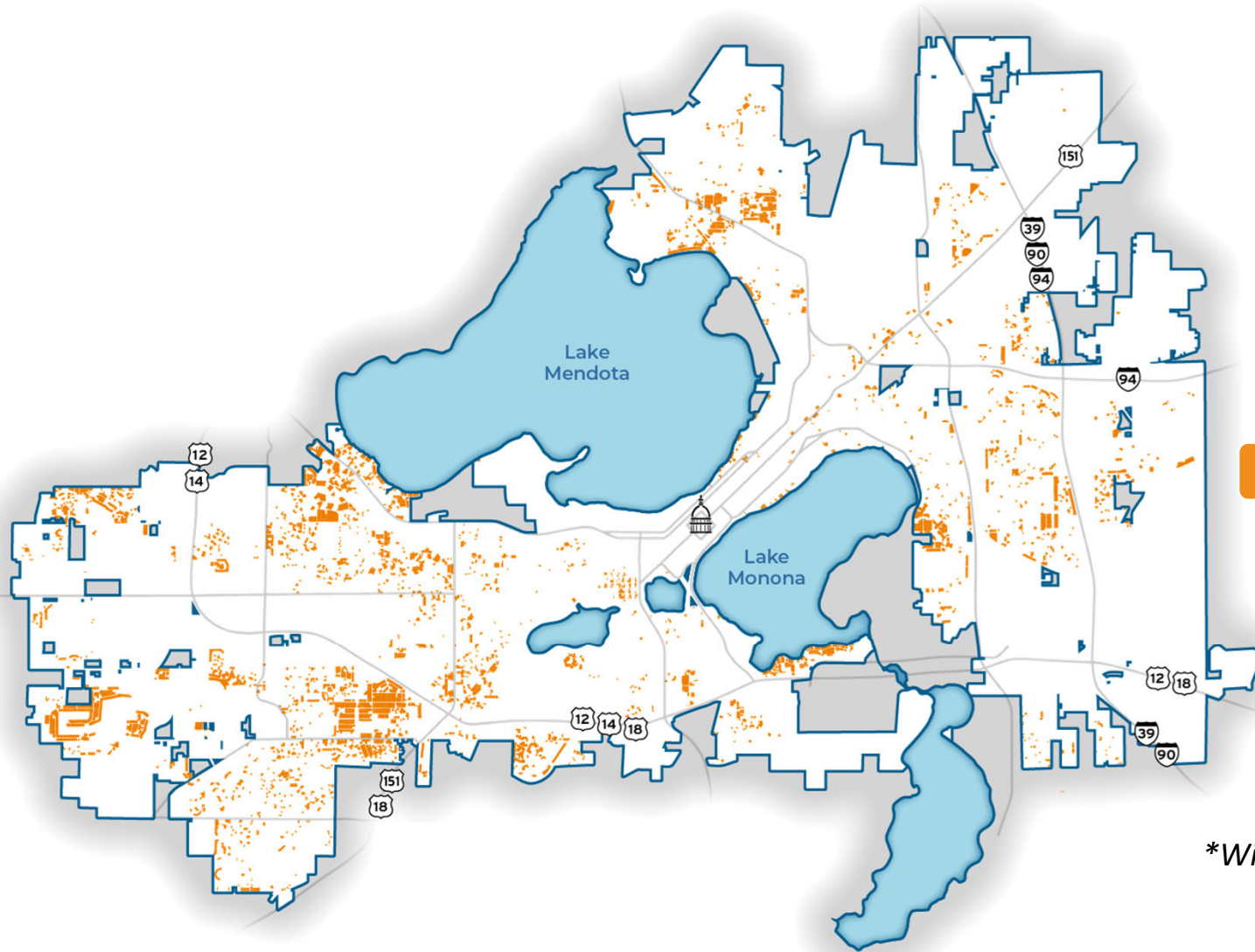
SR-C1 deep residential lot

SR-C1 backyard lot



Lots meet basic size requirements* for “backyard lot” creation

**As adopted in July 2025*



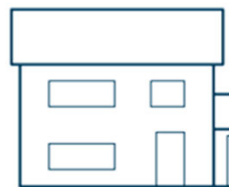
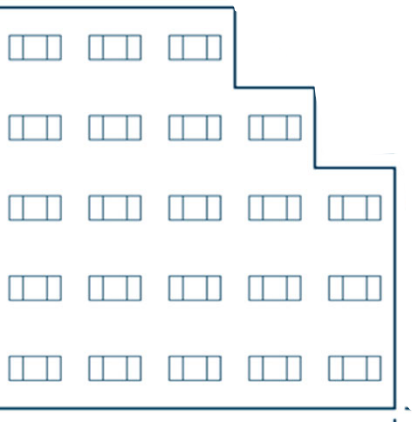
Lots meet basic size requirements under proposal* for “backyard lot” creation

**With changes as introduced*



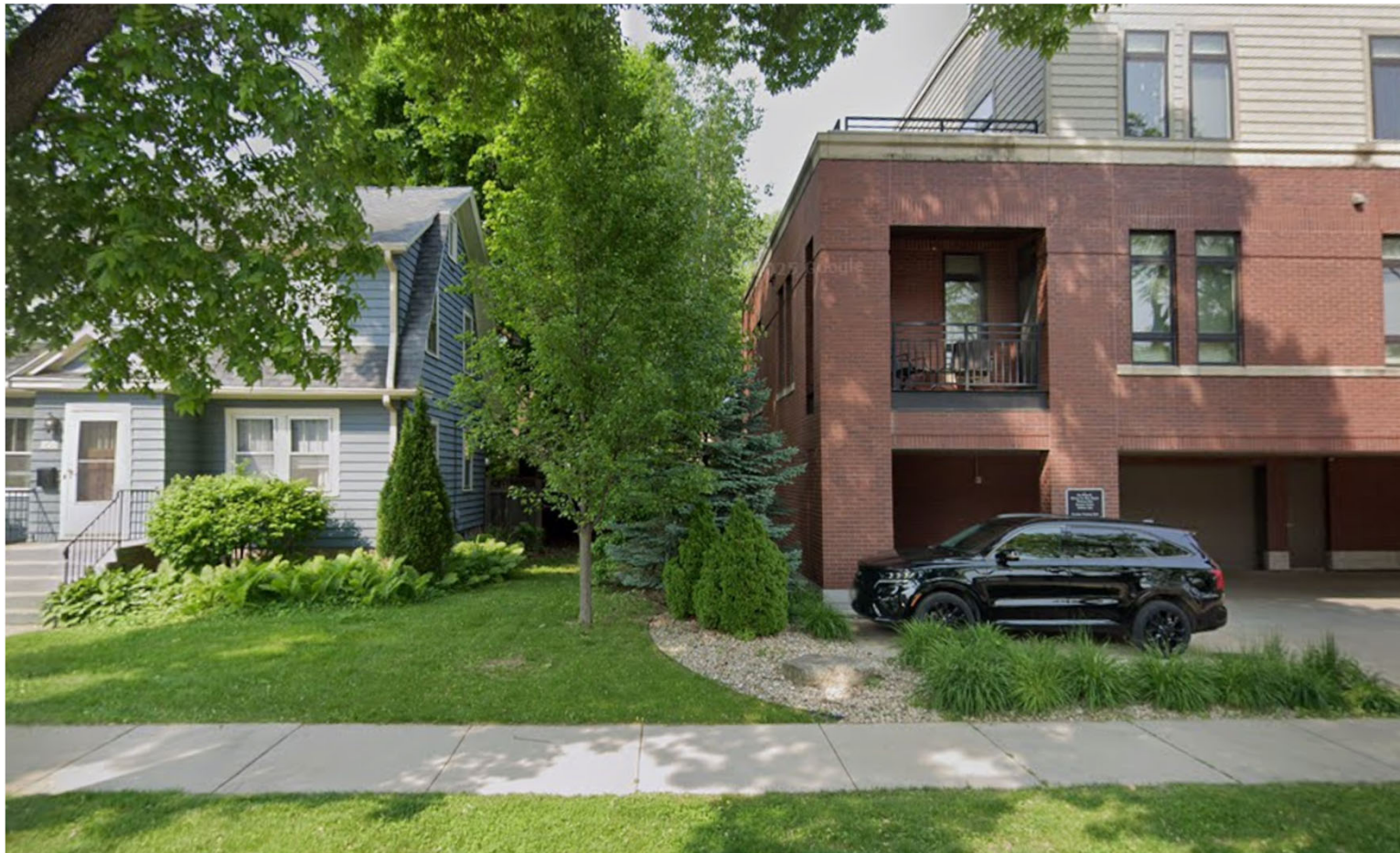


Increase maximum allowed heights in height transition areas



- Commercial corridors across the city support infill redevelopment at all scales
- “Step-down” requirements for buildings next to residential zoning districts are important, but also limiting
- The proposed change would allow height to equal the *maximum height* in the adjacent residential district



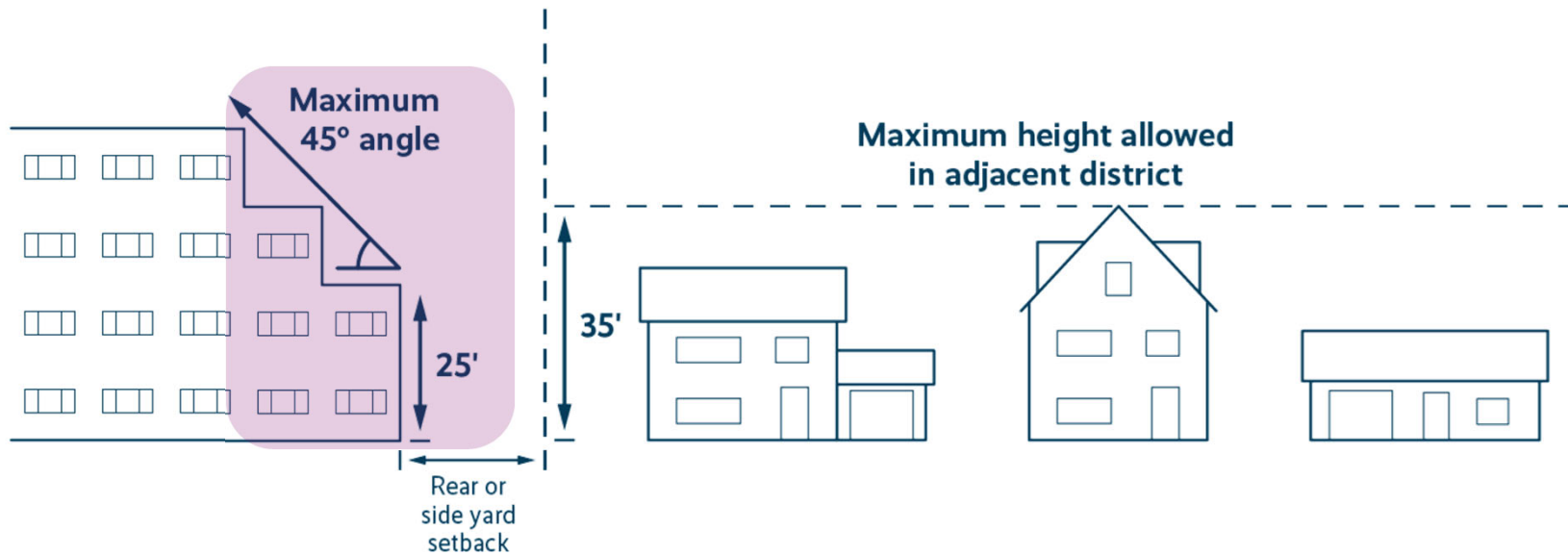




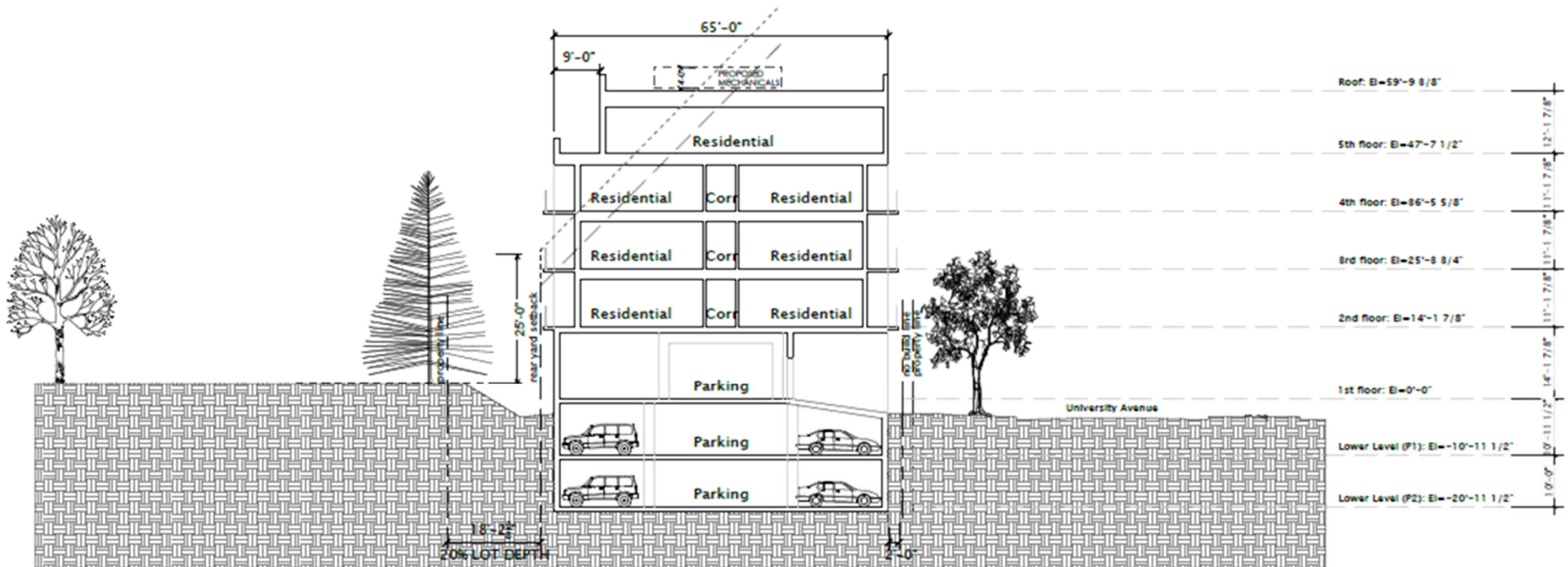


Increase maximum allowed heights in height transition areas

Current Requirement



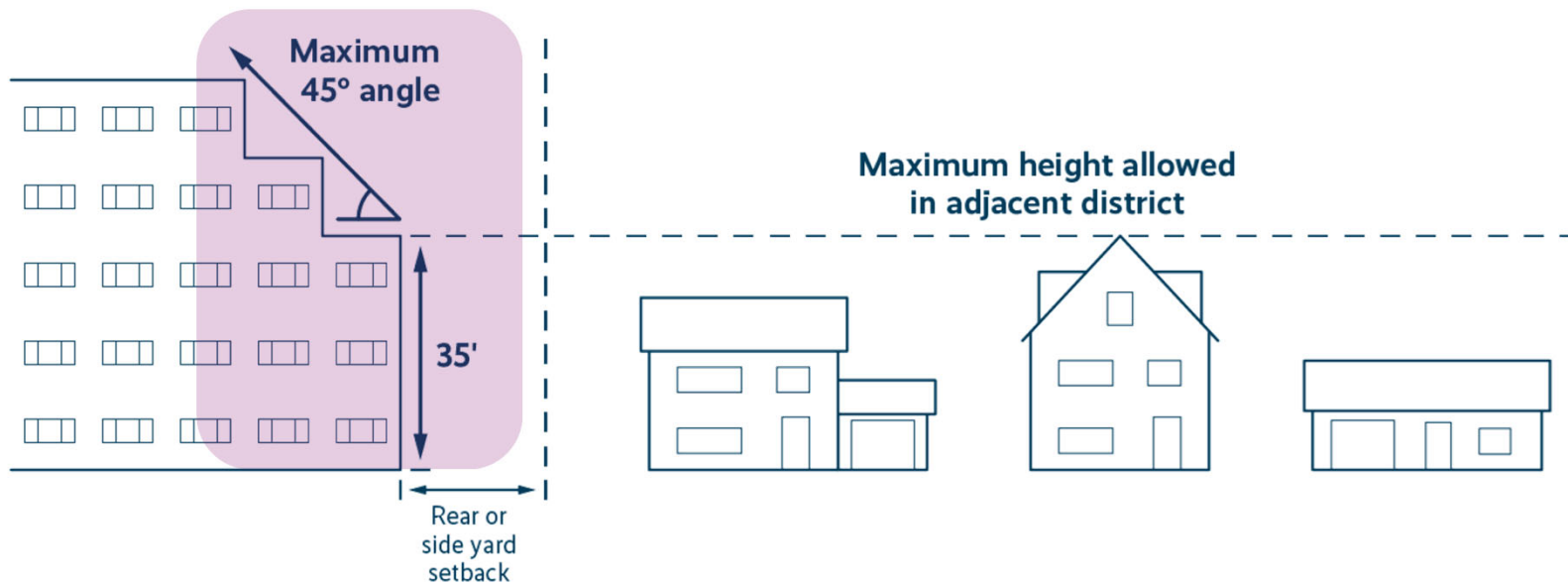
Current Requirement can be modified through conditional use approval





Increase maximum allowed heights in height transition areas

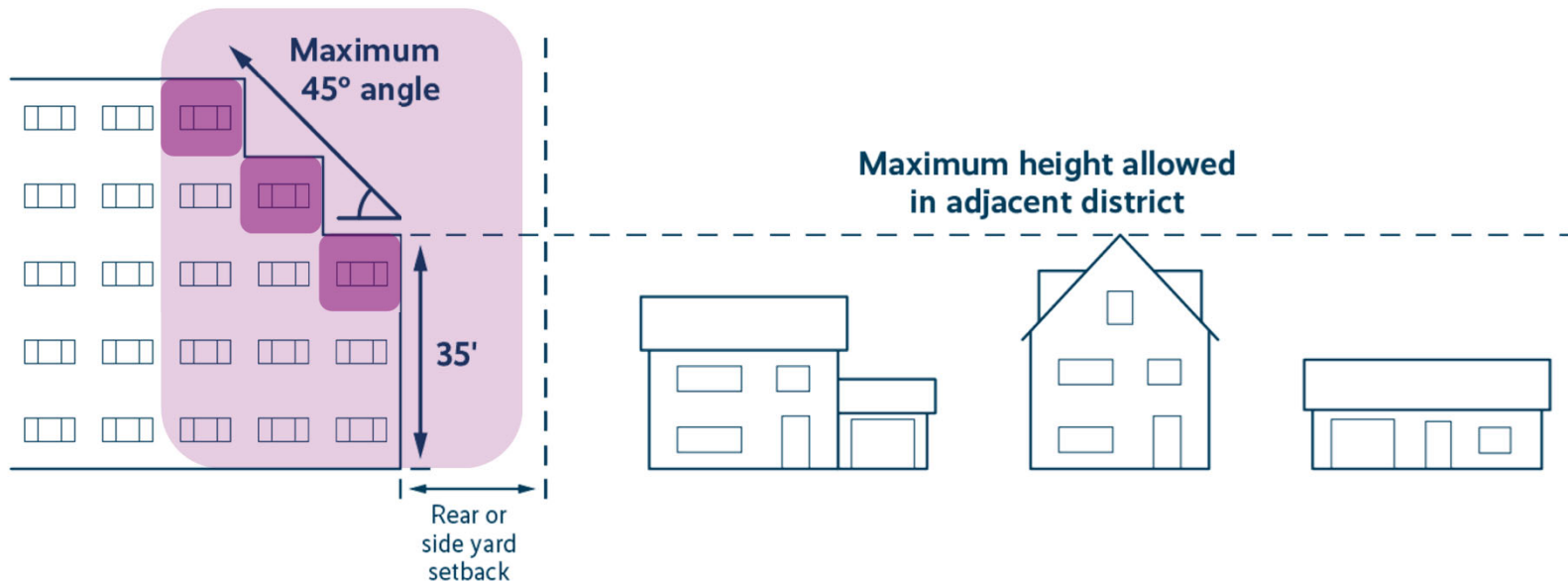
Proposed Change





Increase maximum allowed heights in height transition areas

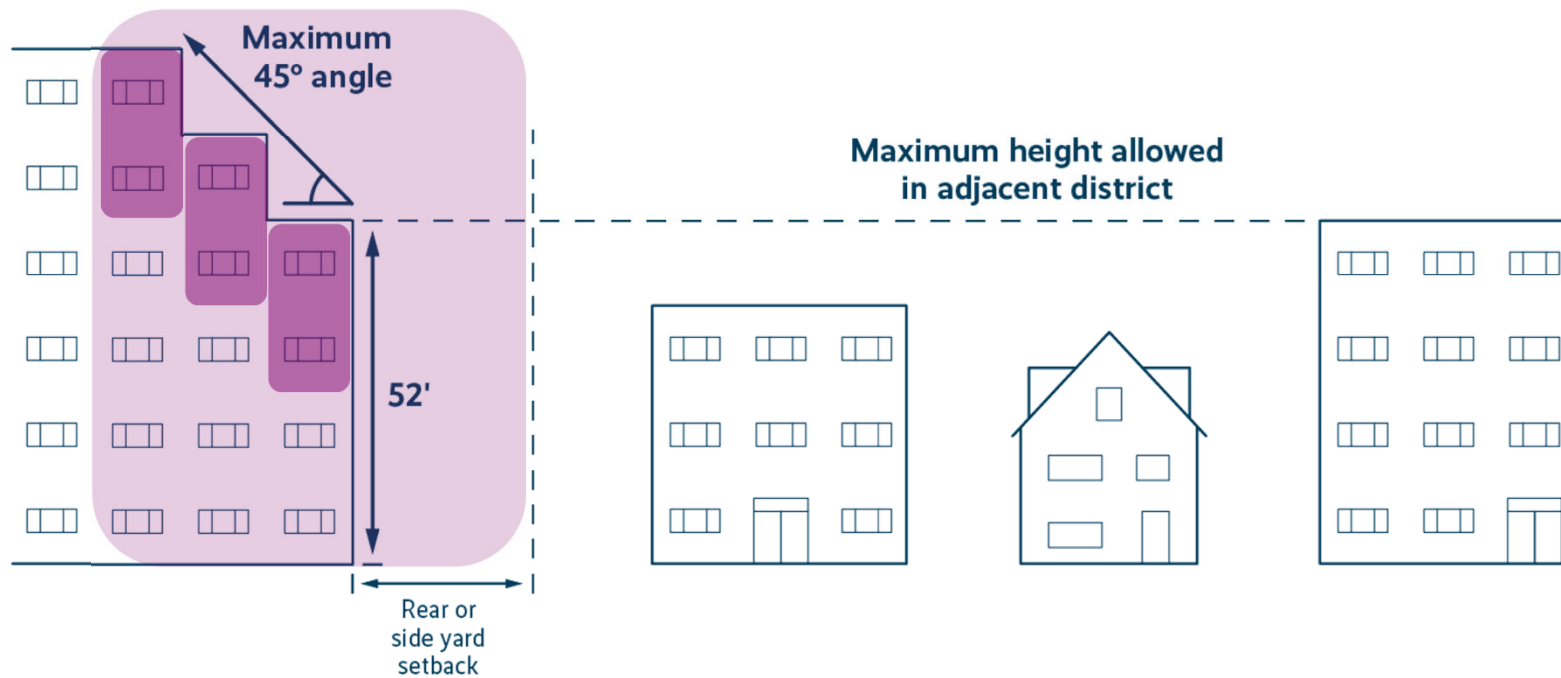
Proposed Change – when adjacent to residential district with 35' max height



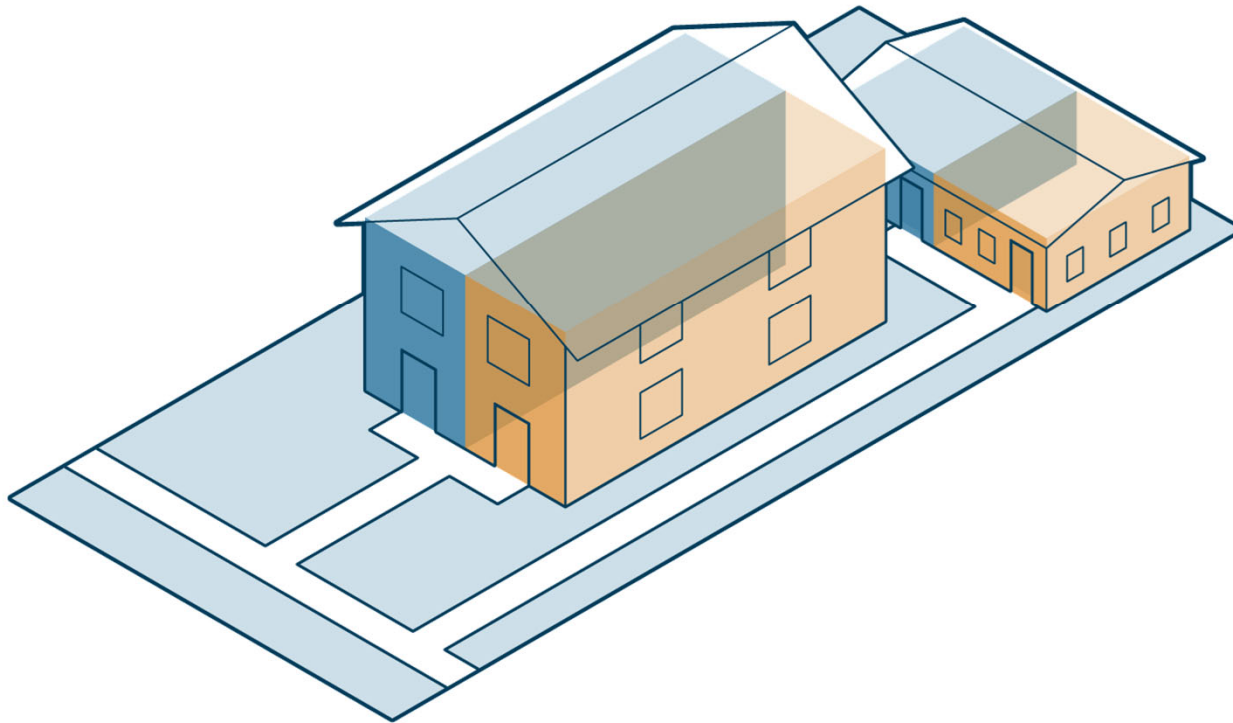


Increase maximum allowed heights in height transition areas

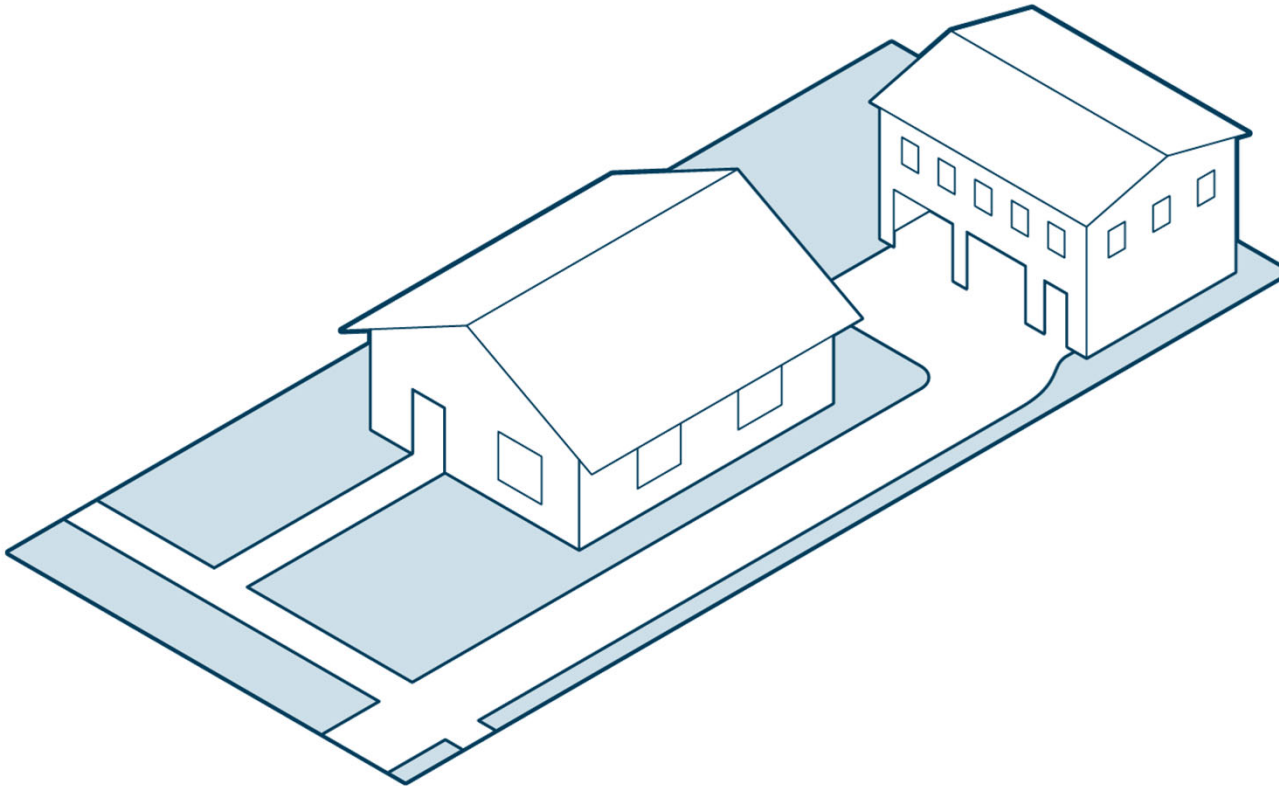
Proposed Change – when adjacent to residential district with 52' max height



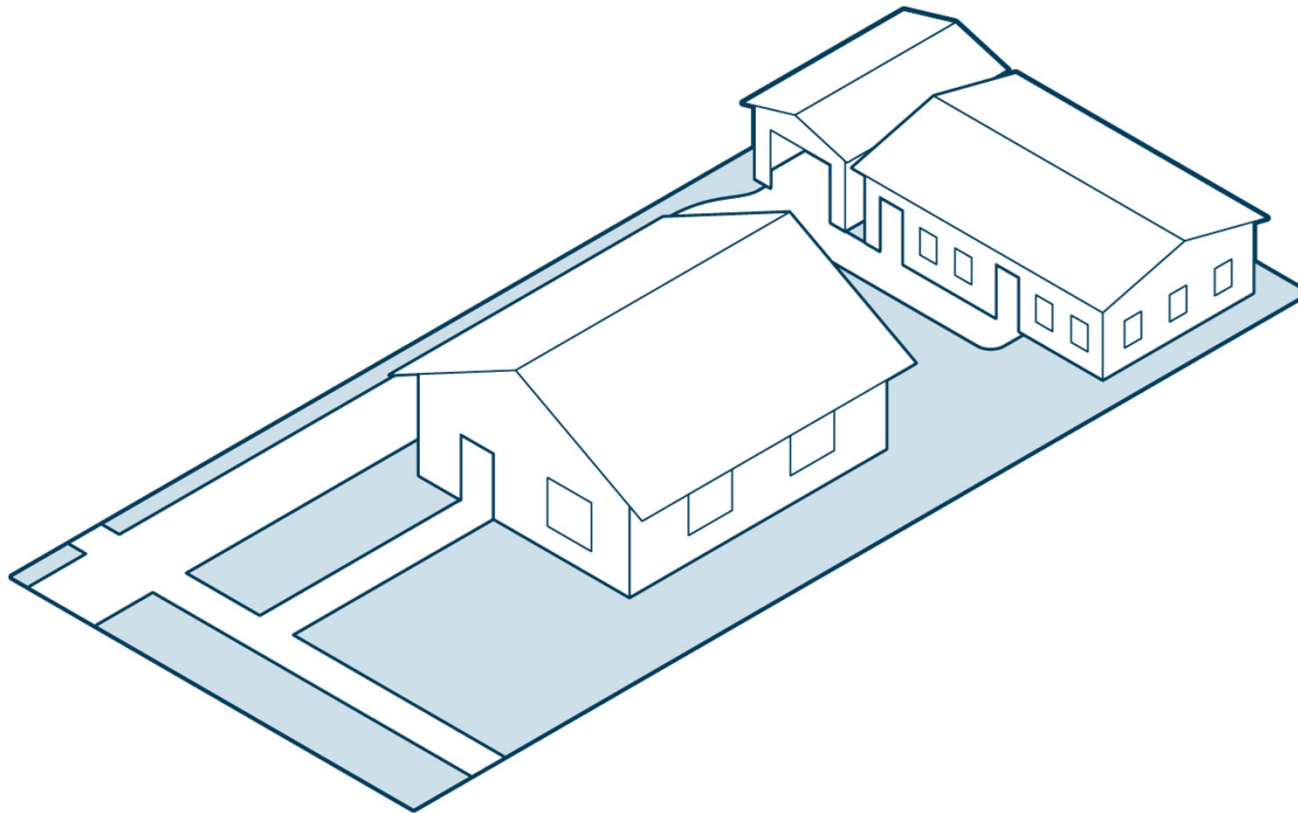
Allow 2 Accessory Dwelling Units (ADUs) in a detached building and exempt ADUs from accessory structure maximum size



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Next Steps



Housing Policy Committee

(Recommended Adoption)

Thursday, September 25, 4:30 pm

Community Information Meeting

Tuesday, September 30, 5:00 pm

(Virtual – Zoom)

Plan Commission

Monday, October 6, 5:30 pm

(Virtual – Zoom)

Common Council

Tuesday, October 7, 6:30 pm

(Hybrid – City County Building Rm 201 or Zoom)

Questions & Discussion

Community Information Meeting, September 30, 2025

