

PLANNING DIVISION STAFF REPORT

June 9, 2025



PREPARED FOR THE PLAN COMMISSION

Proposal: Zoning Text Amendment

Legistar File ID #: [88001](#) (SR-C3 Lot Area Front Setback)

Prepared By: Zoning and Planning Staff

[88001](#) – Staff discovered that the front yard setback requirement for the SR-C3 was inadvertently changed to 30 feet with the [zoning code housing package](#) that Common Council passed in February 2025. It was not an underlined change considered by Plan Commission or Council but, because the number in the table was different from the previous number, a correction is needed to change the front yard setback back to its previous 25 feet.

Additionally, similar to previous zoning code changes under Legistar [84329](#) and [78690](#), this change provides consistency in minimum lot area for single family and two family homes within the SR-C3 district.

Staff supports this amendment.