

# HOUSING FORWARD

## OVERVIEW OF SEPT 2025 PROPOSED ORDINANCES

**Jacob Moskowitz, Assistant Zoning Administrator**  
**Housing Policy Committee Meeting, September 25, 2025**



# 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*

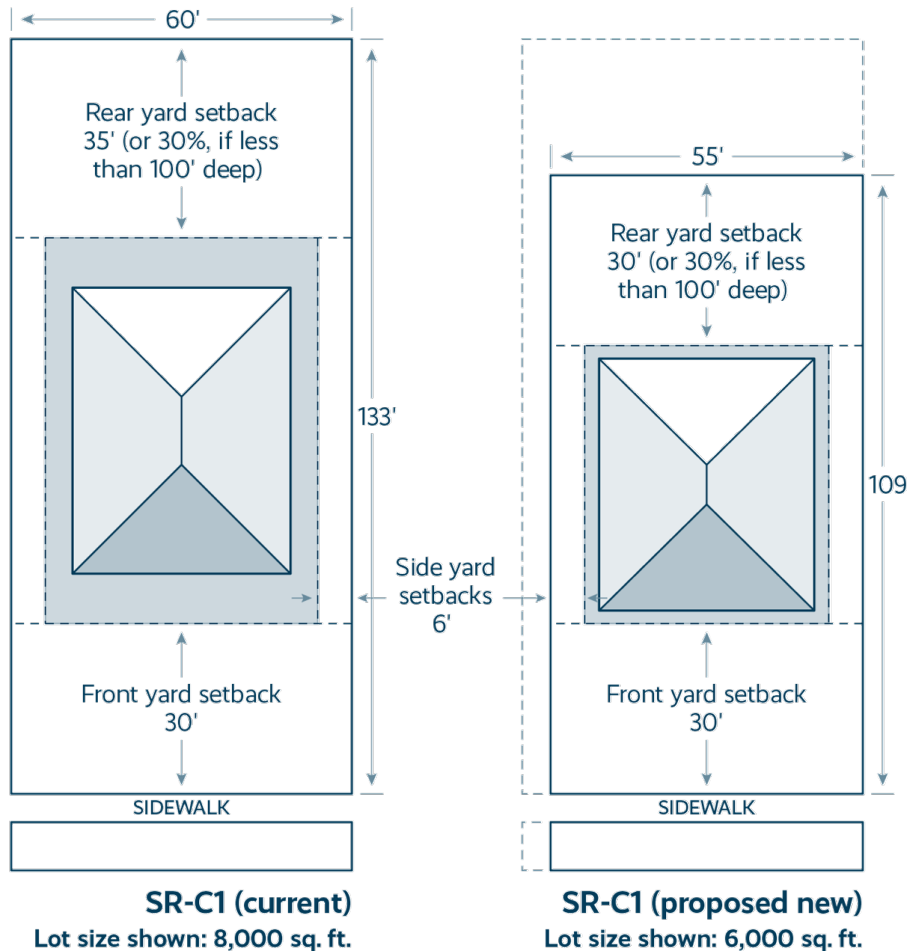
- Continue to simplify zoning standards for infill housing

*Leg ID 89917*

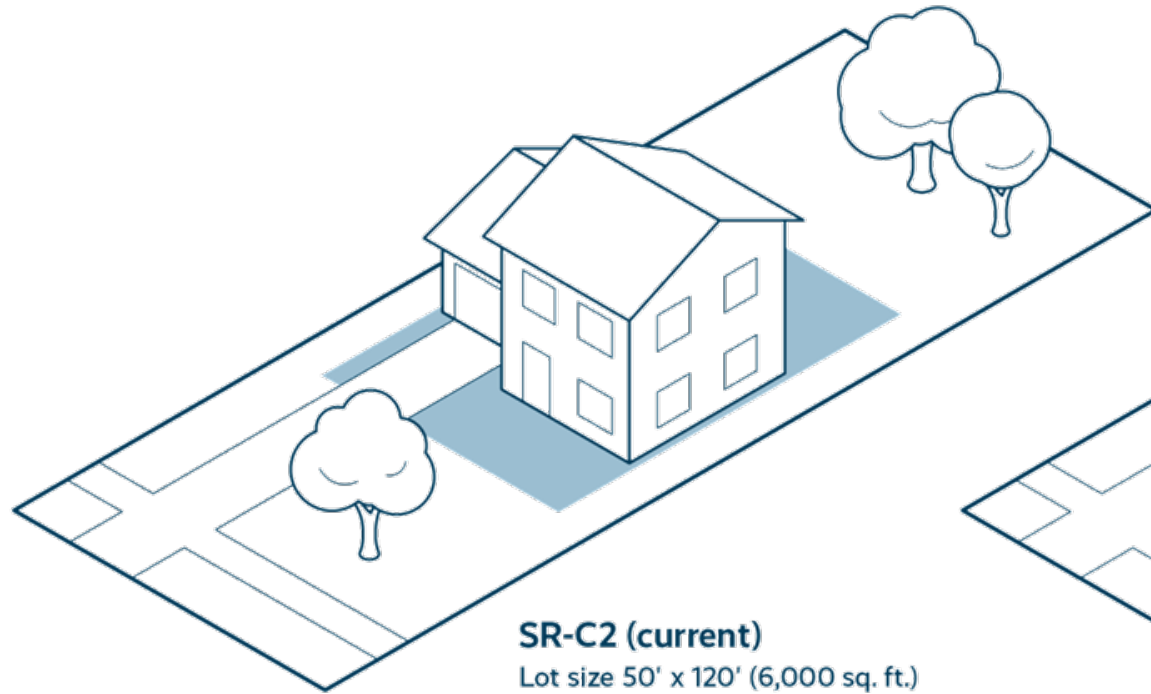
- Pursue more code and process changes to support small-scale “missing middle” housing,

*Leg ID 89918*

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

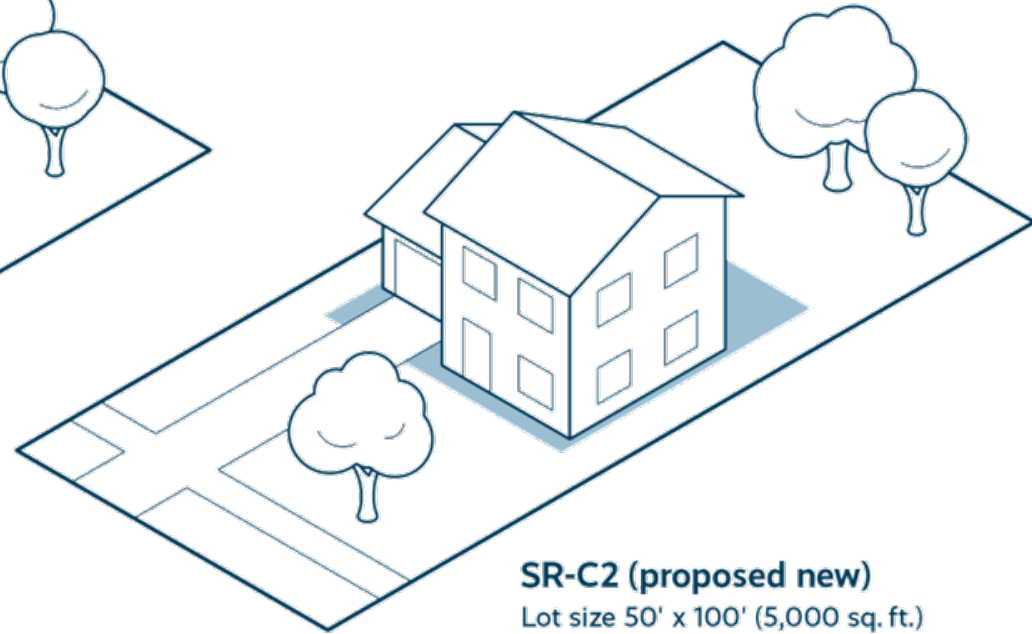


- Small adjustments across the city to decrease the amount of land area required for new homes
- Over time, can support gentle infill when owners decide to divide their properties



**SR-C2 (current)**

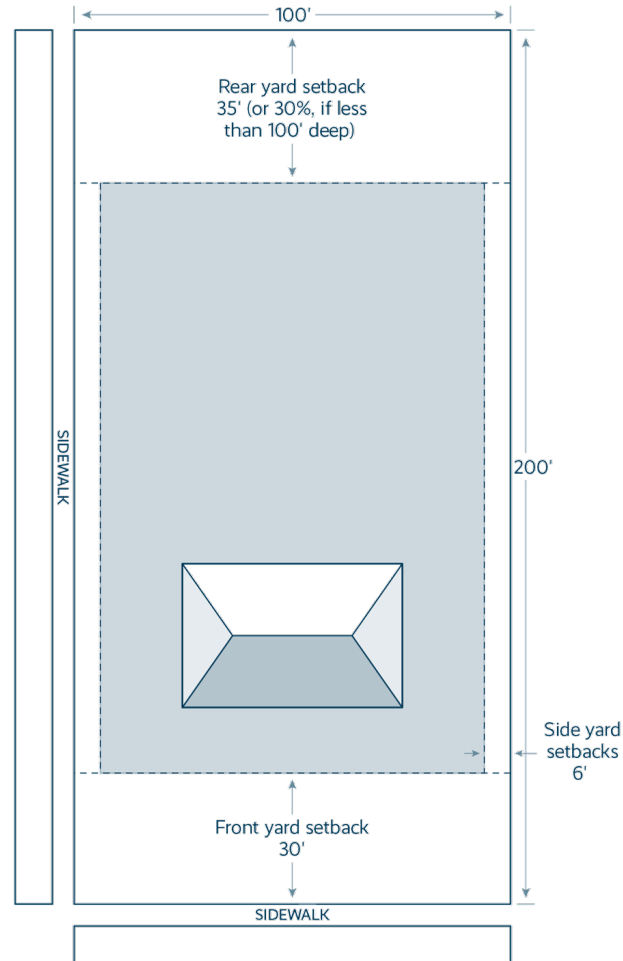
Lot size 50' x 120' (6,000 sq. ft.)  
Front yard setback 30'  
Rear yard setback 35'  
Side yard setbacks 6'



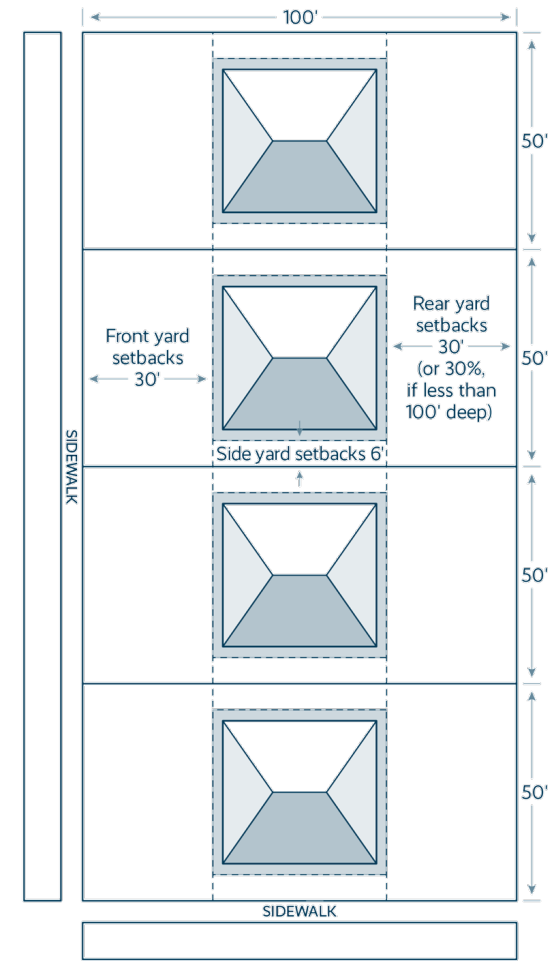
**SR-C2 (proposed new)**

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

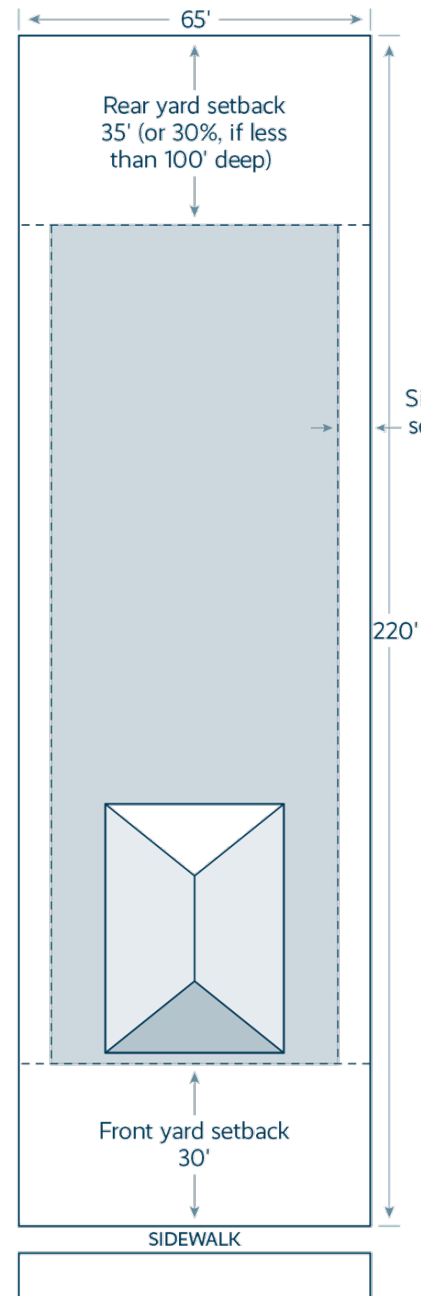
# Adjust lot area, lot width, & alley attached garage rear setback minimums



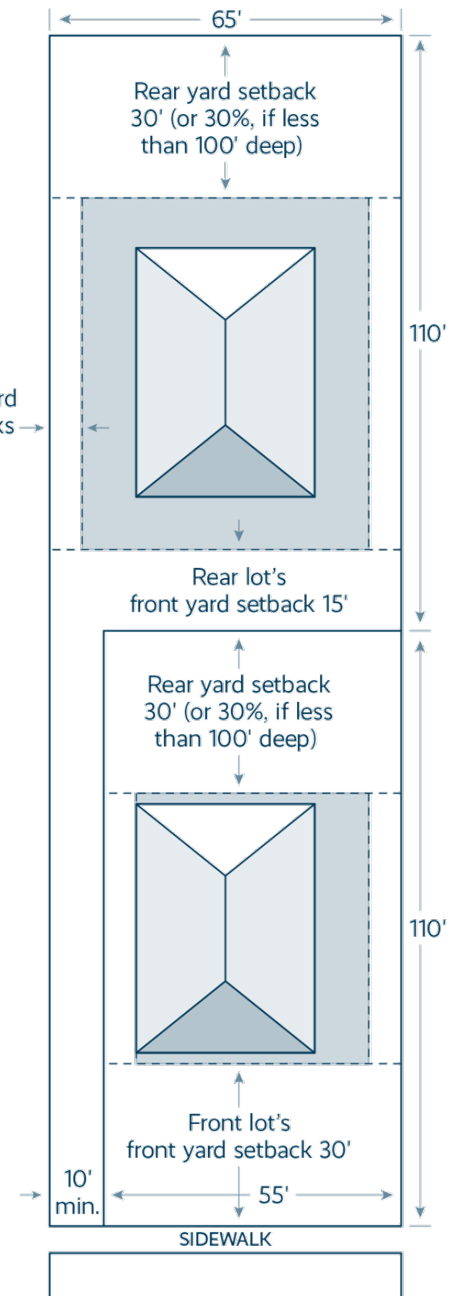
SR-C2 (20,000 sq. ft. corner lot)



SR-C2 (corner lot subdivided)



## SR-C1 deep residential lot



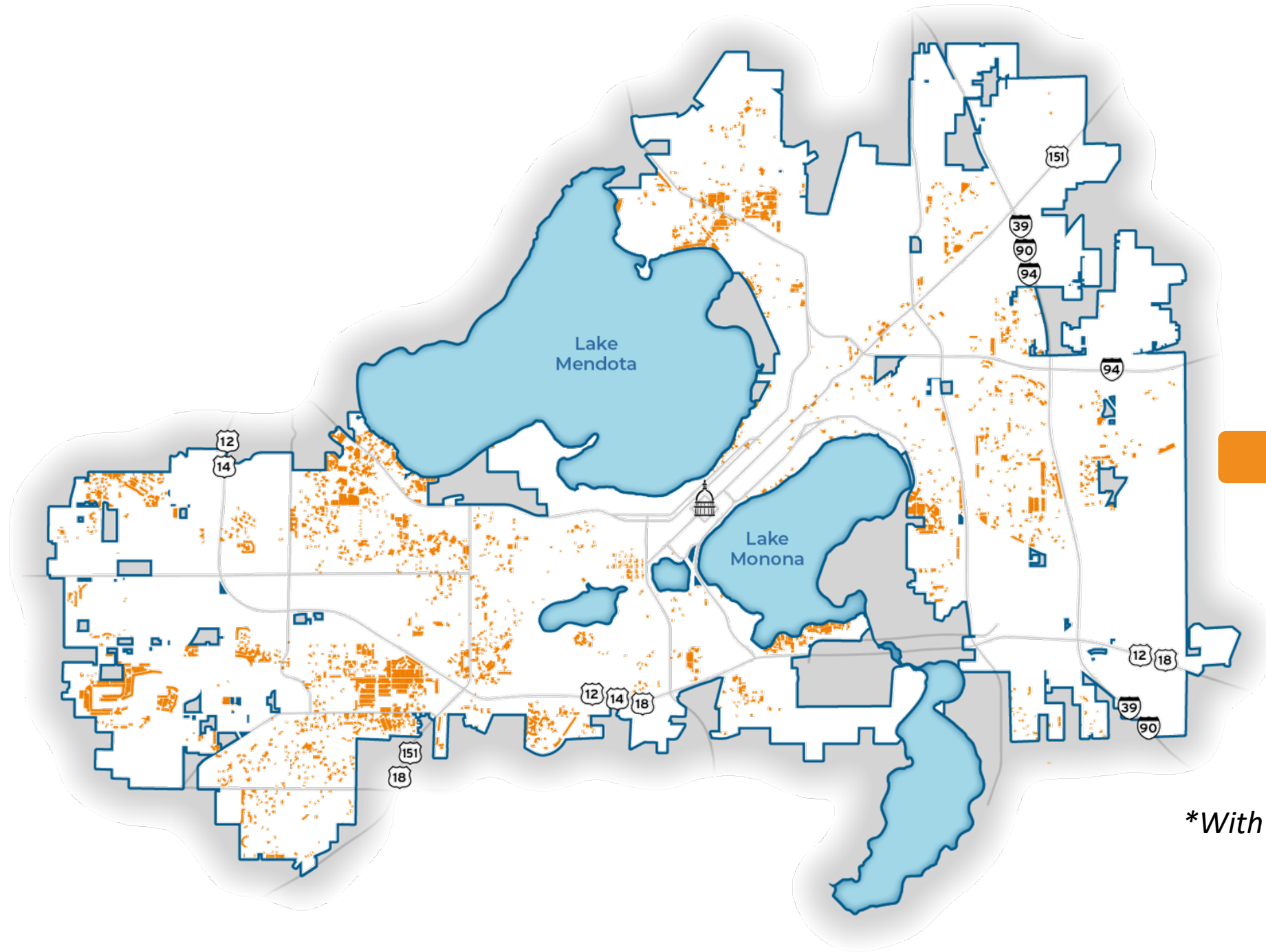
## SR-C1 backyard lot





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

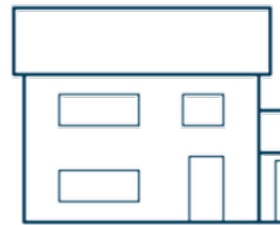
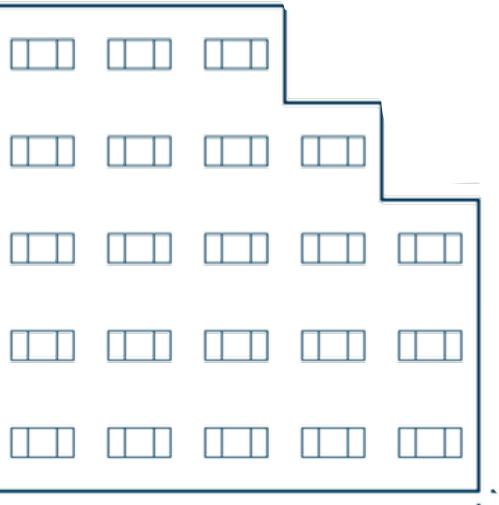
*\*With changes as introduced*







# Increase maximum allowed heights in height transition areas

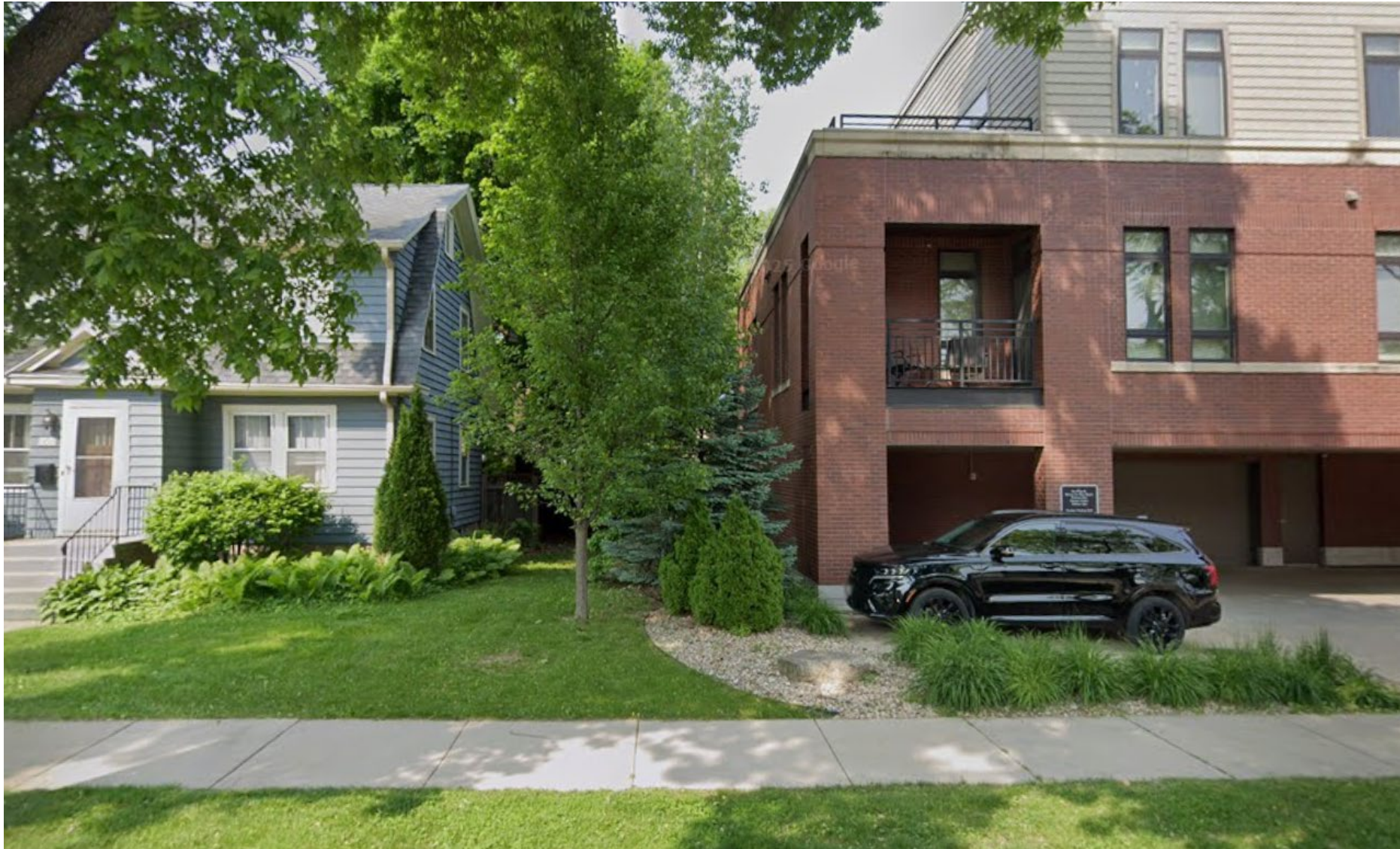


- Commercial corridors across the city support infill redevelopment at all scales
- “Step-down” requirements for buildings next to residential zoning districts are important, but also limiting
- The proposed change would allow height to equal the *maximum height* in the adjacent residential district











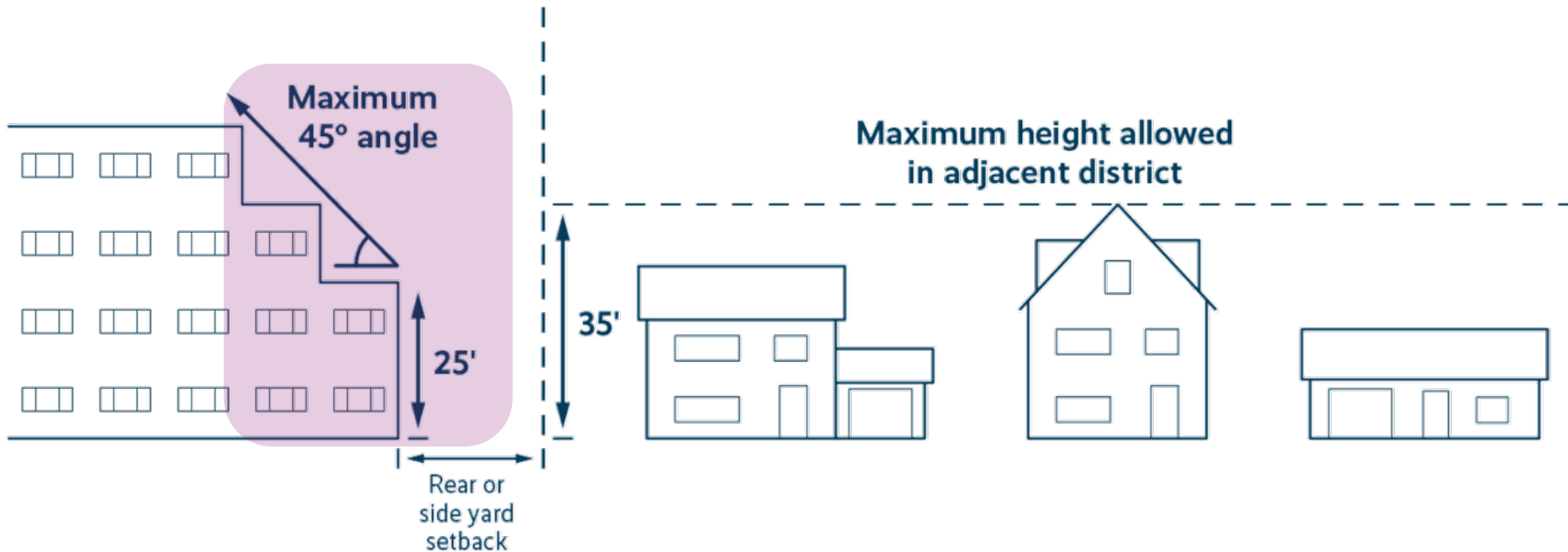






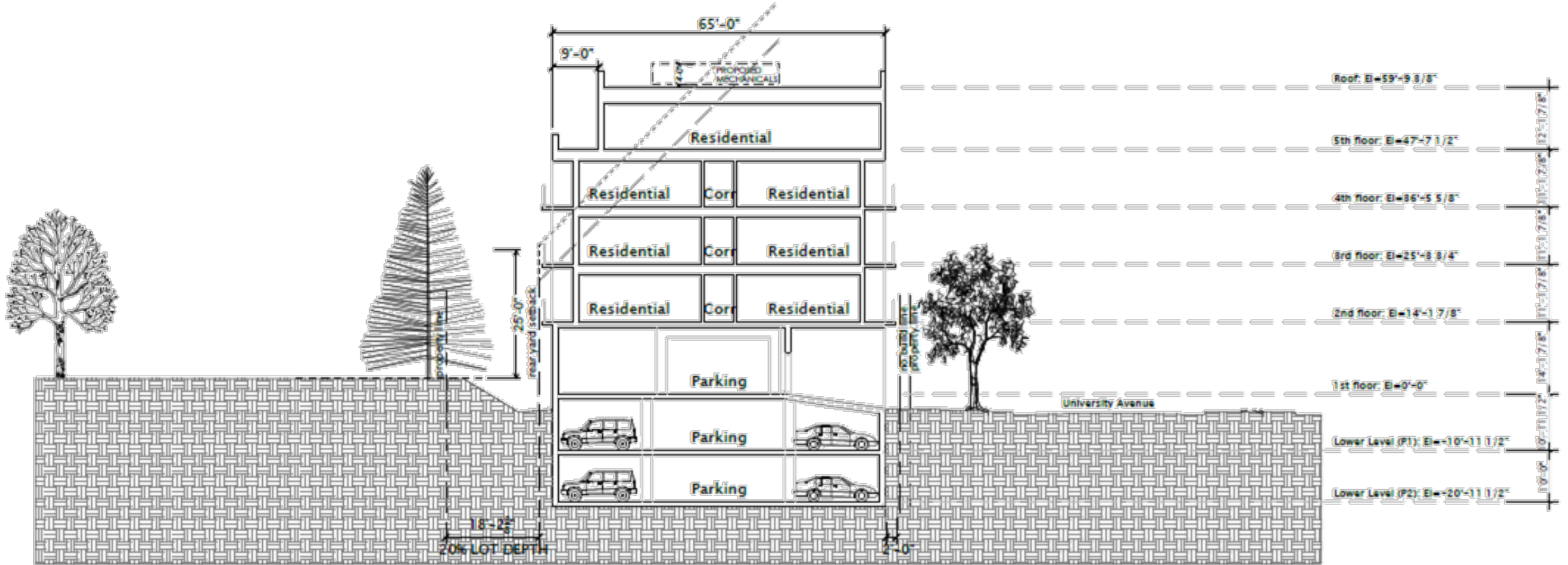
# Increase maximum allowed heights in height transition areas

## Current Requirement





## Current Requirement can be modified through conditional use approval



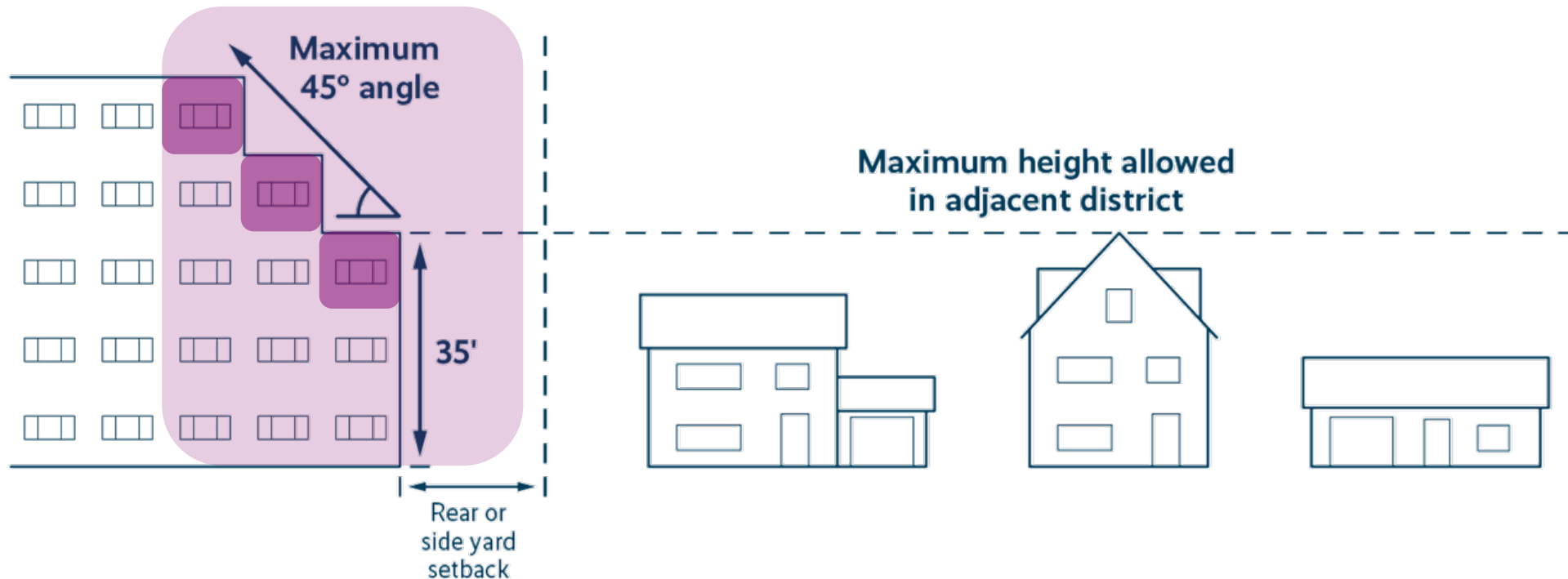
# Increase maximum allowed heights in height transition areas

## Proposed Change



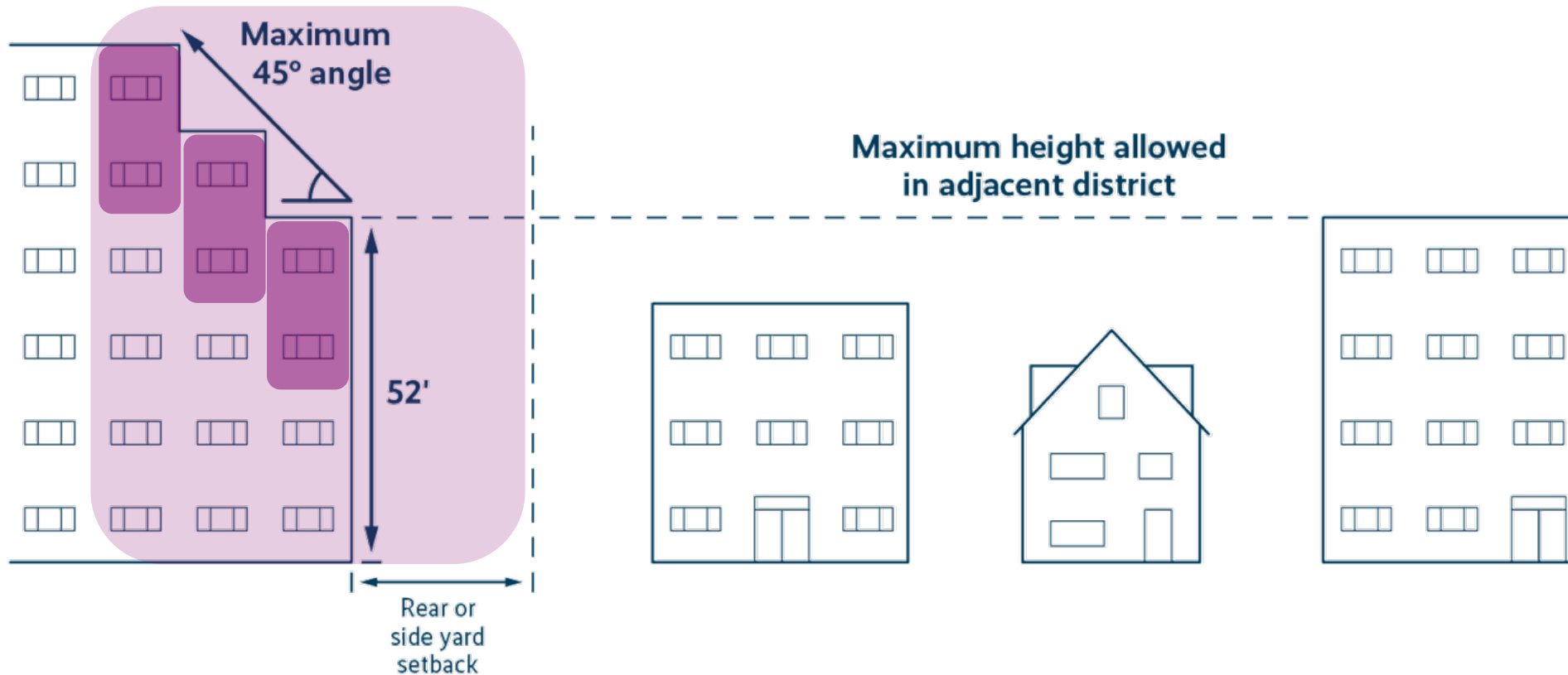
# Increase maximum allowed heights in height transition areas

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



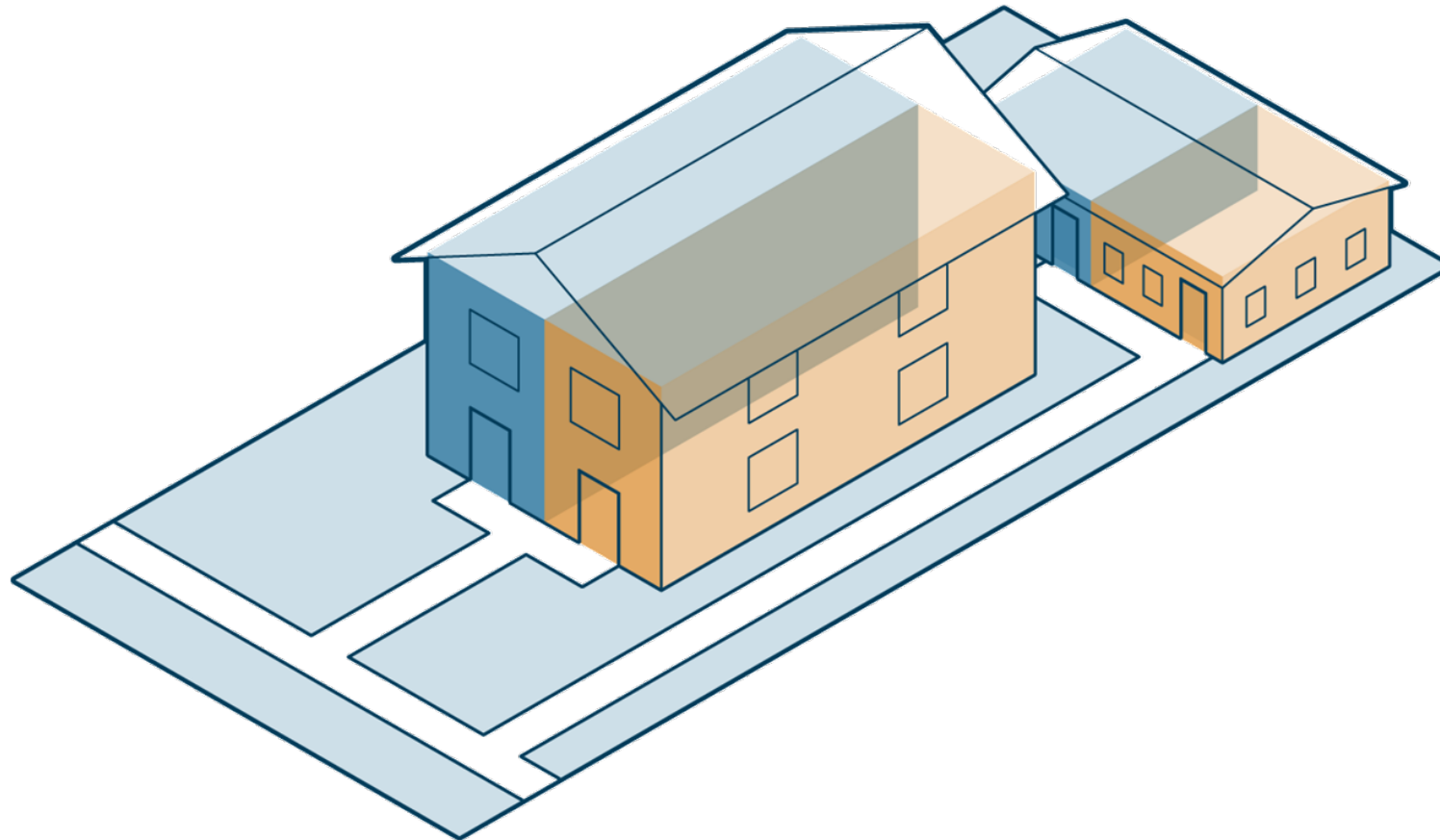
# Increase maximum allowed heights in height transition areas

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

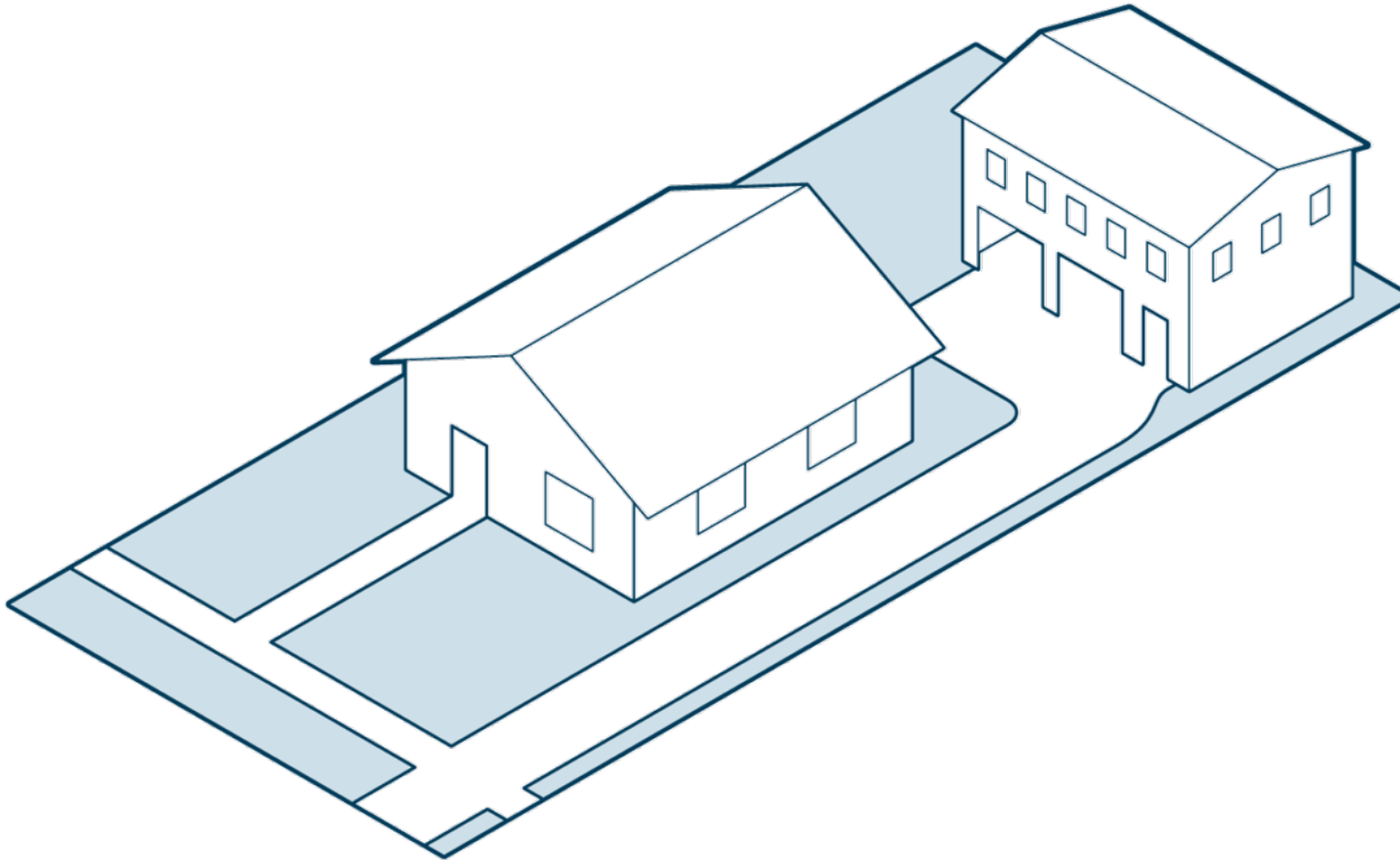




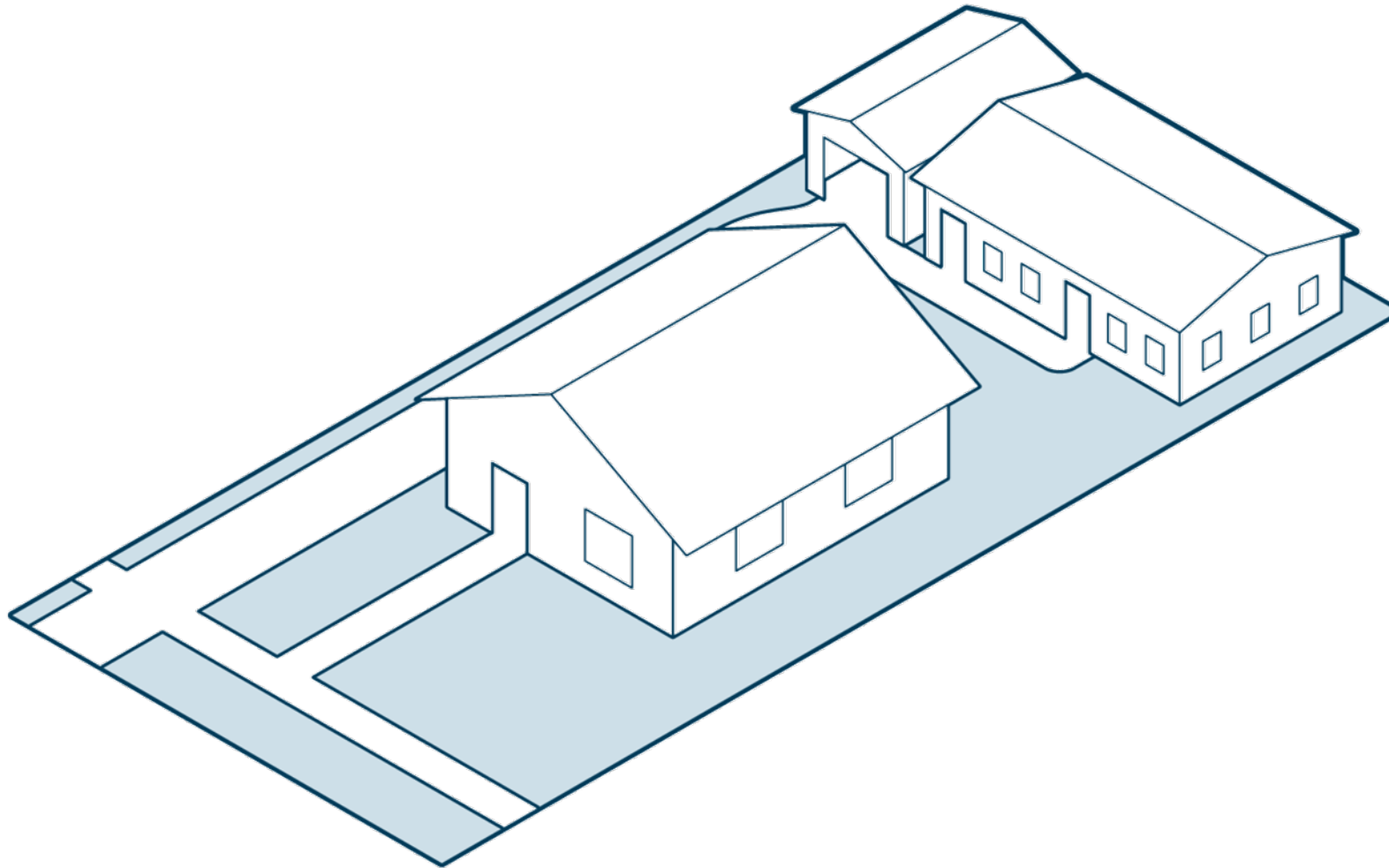
# Allow 2 Accessory Dwelling Units (ADUs) in a detached building and exempt ADUs from accessory structure maximum size



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



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





## Next Steps



### Housing Policy Committee

Thursday, September 25, 4:30 pm  
(Virtual - Zoom)

### 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 28, 6:30 pm  
(Hybrid – City County Building Rm 201 or Zoom)

# Questions & Discussion

Housing Policy Committee Meeting, September 25, 2025

