

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

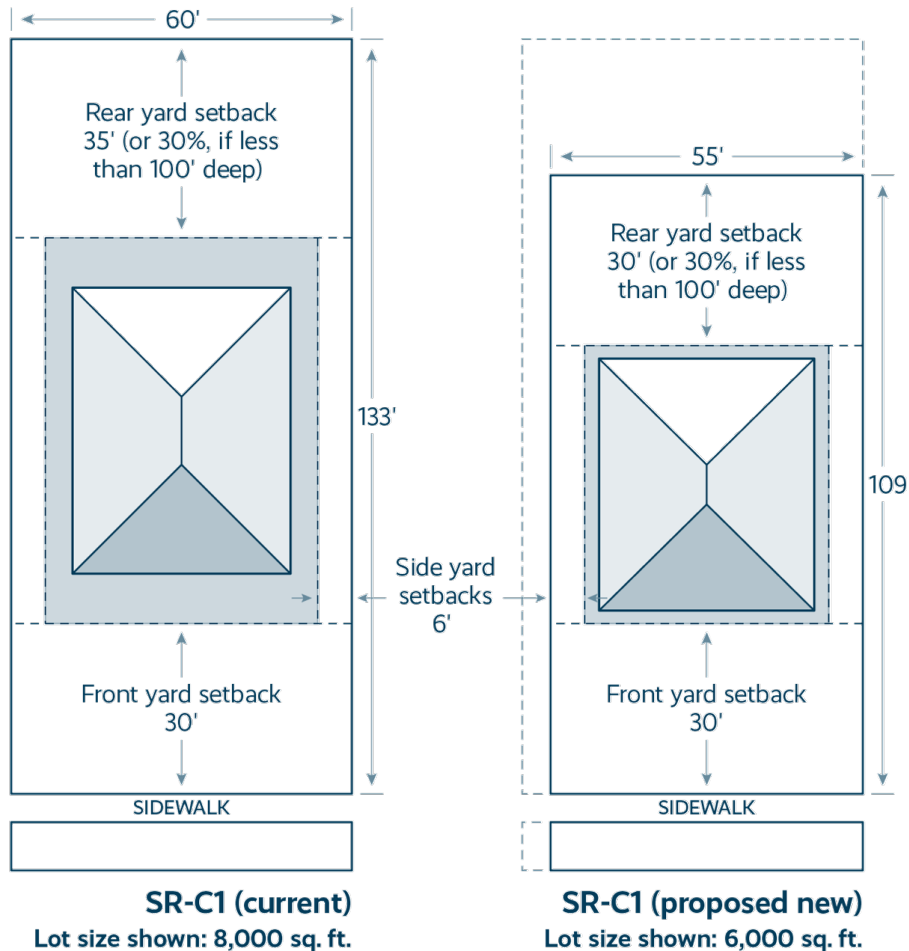
- Continue to simplify zoning standards for infill housing

Leg ID 89917

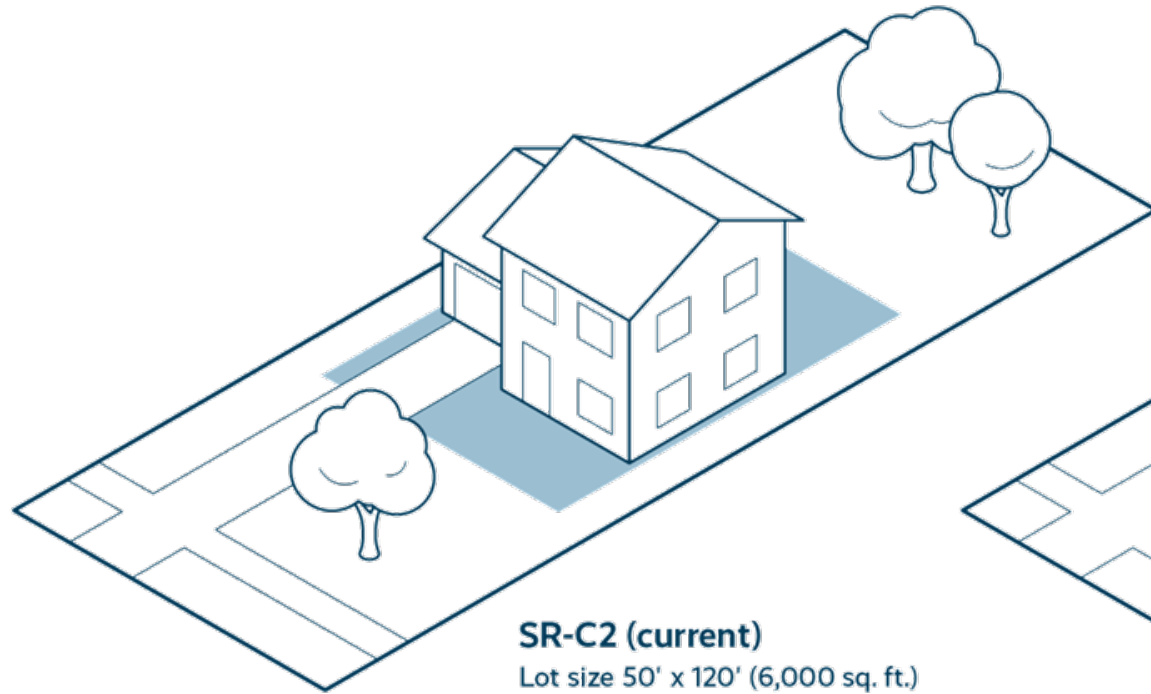
- Pursue more code and process changes to support small-scale “missing middle” housing,

Leg ID 89918

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

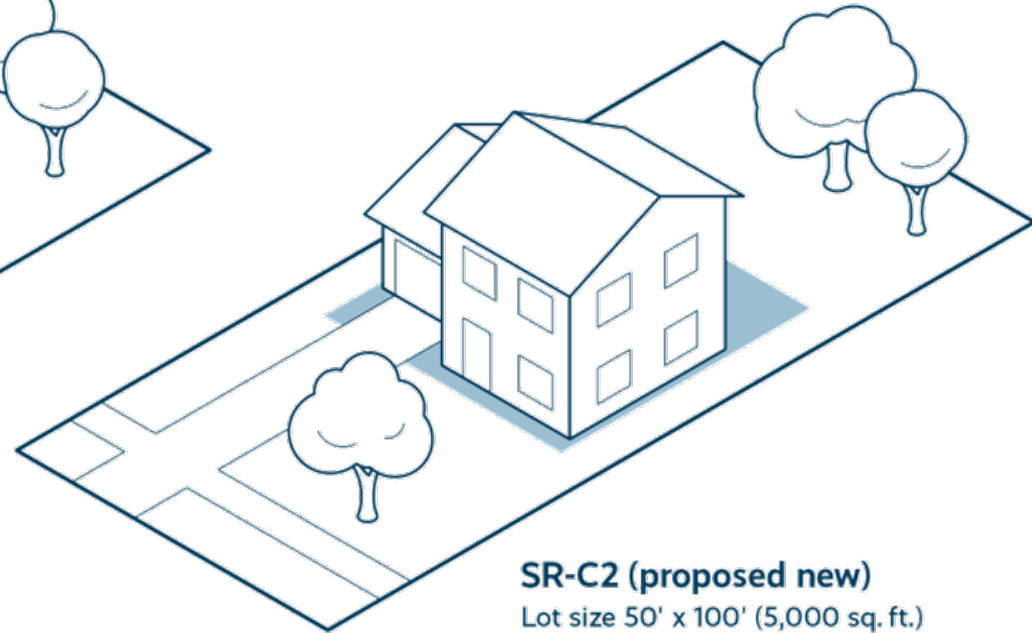


- Small adjustments across the city to decrease the amount of land area required for new homes
- Over time, can support gentle infill when owners decide to divide their properties



SR-C2 (current)

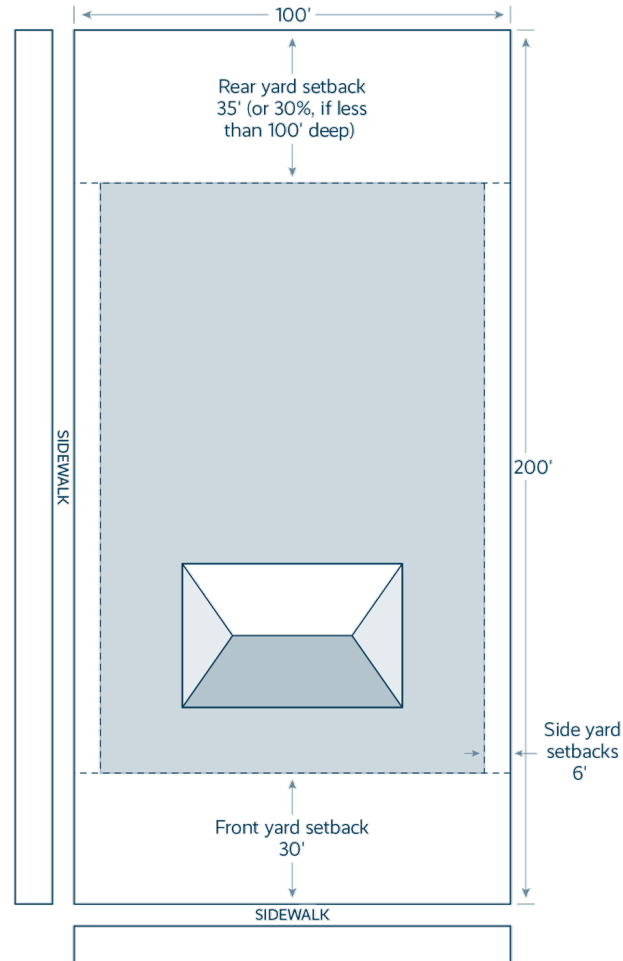
Lot size 50' x 120' (6,000 sq. ft.)
Front yard setback 30'
Rear yard setback 35'
Side yard setbacks 6'



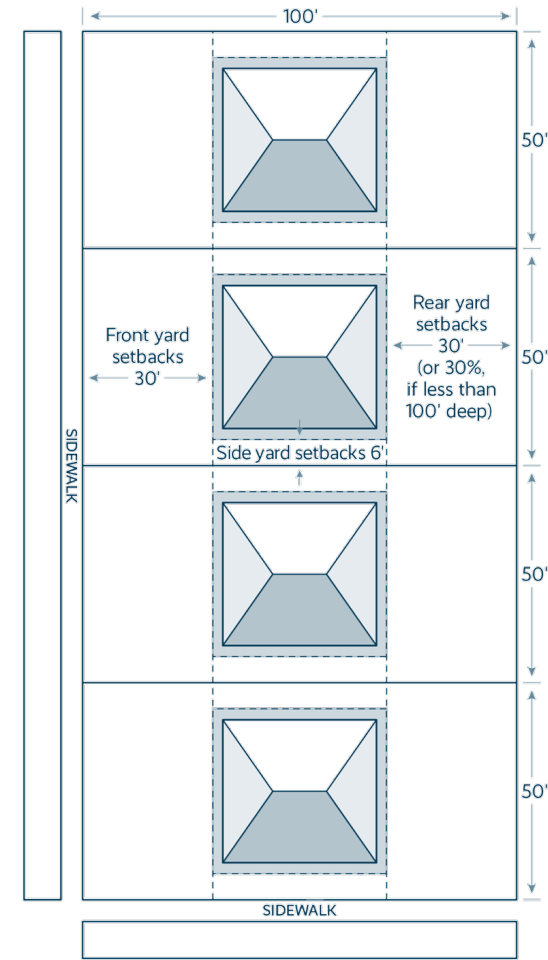
SR-C2 (proposed new)

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

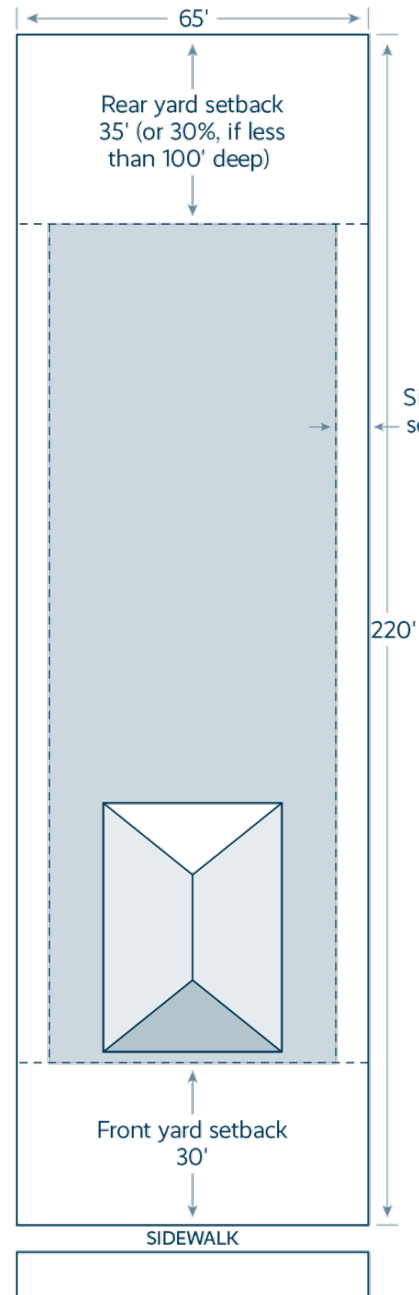
Adjust lot area, lot width, & alley attached garage rear setback minimums



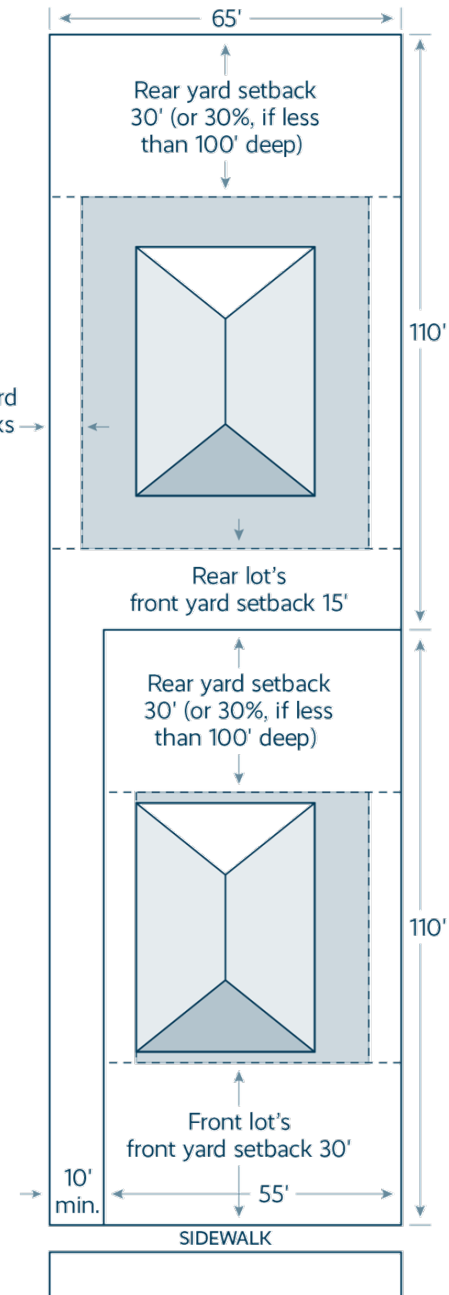
SR-C2 (20,000 sq. ft. corner lot)



SR-C2 (corner lot subdivided)



SR-C1 deep residential lot

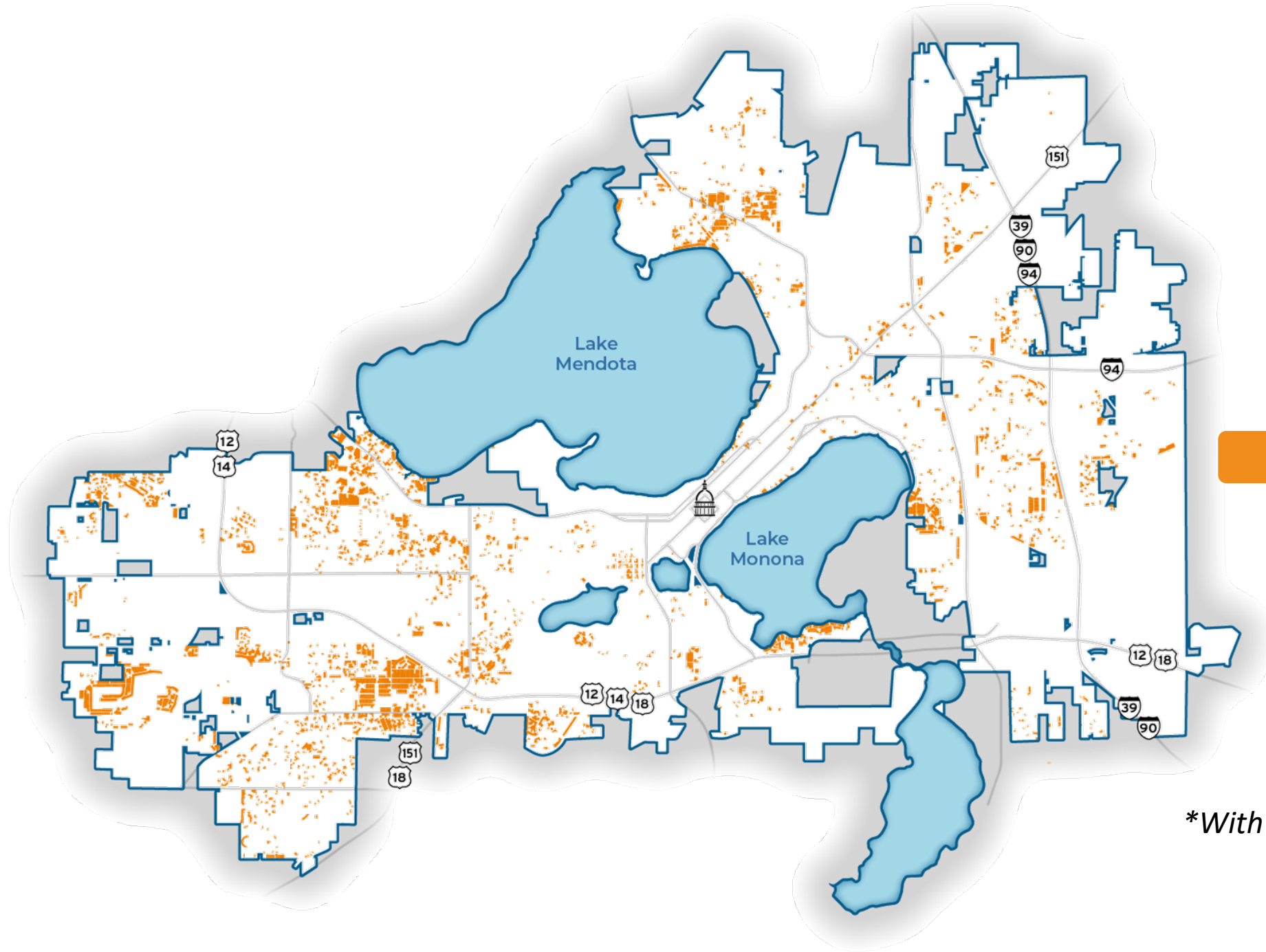


SR-C1 backyard lot



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

**As adopted in July 2025*



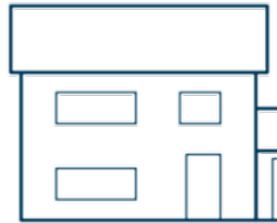
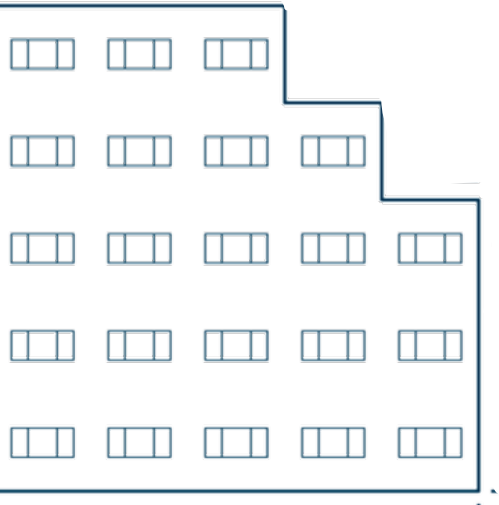
Lots meet basic size requirements under proposal* for “backyard lot” creation

**With changes as introduced*



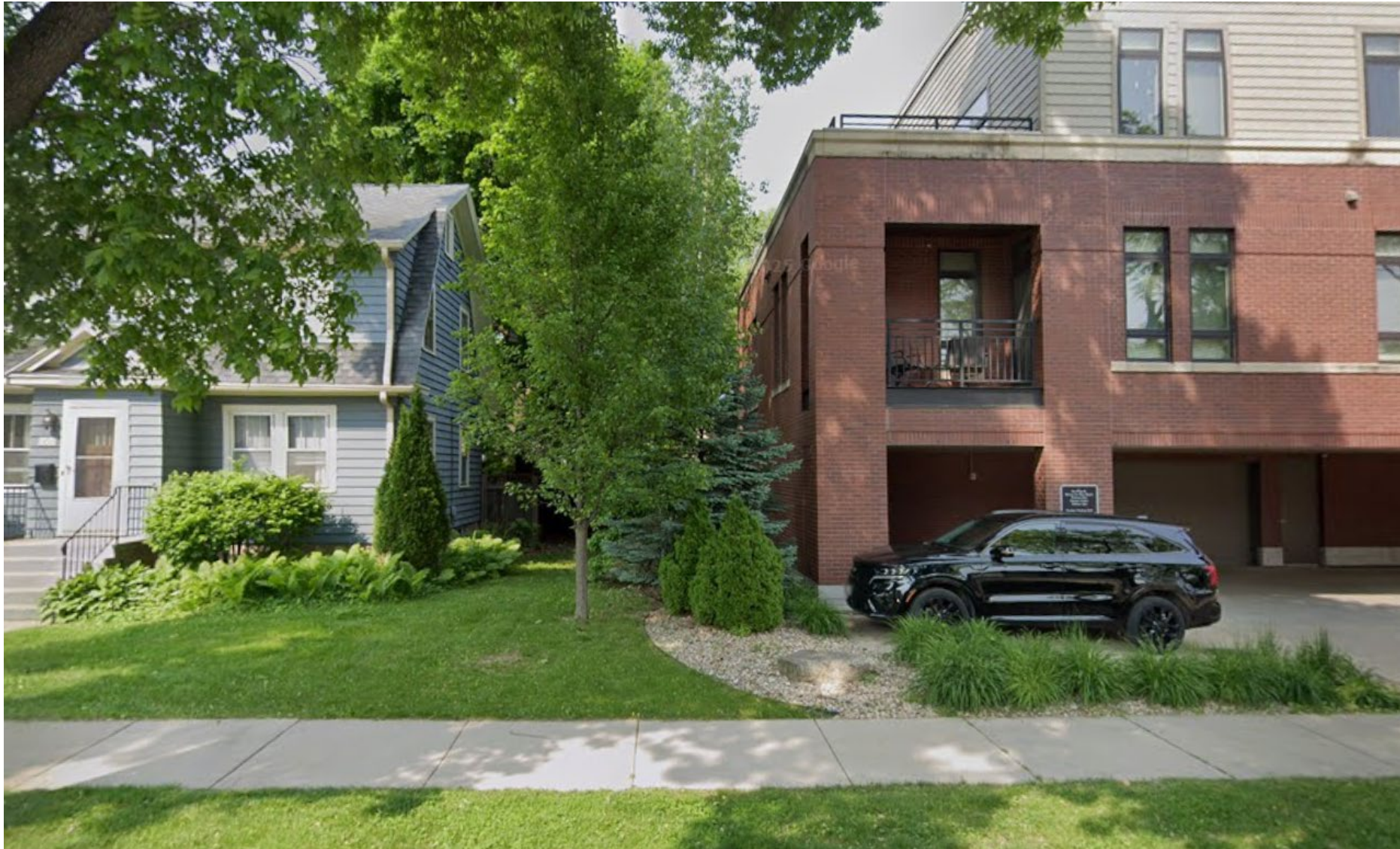


Increase maximum allowed heights in height transition areas



- 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







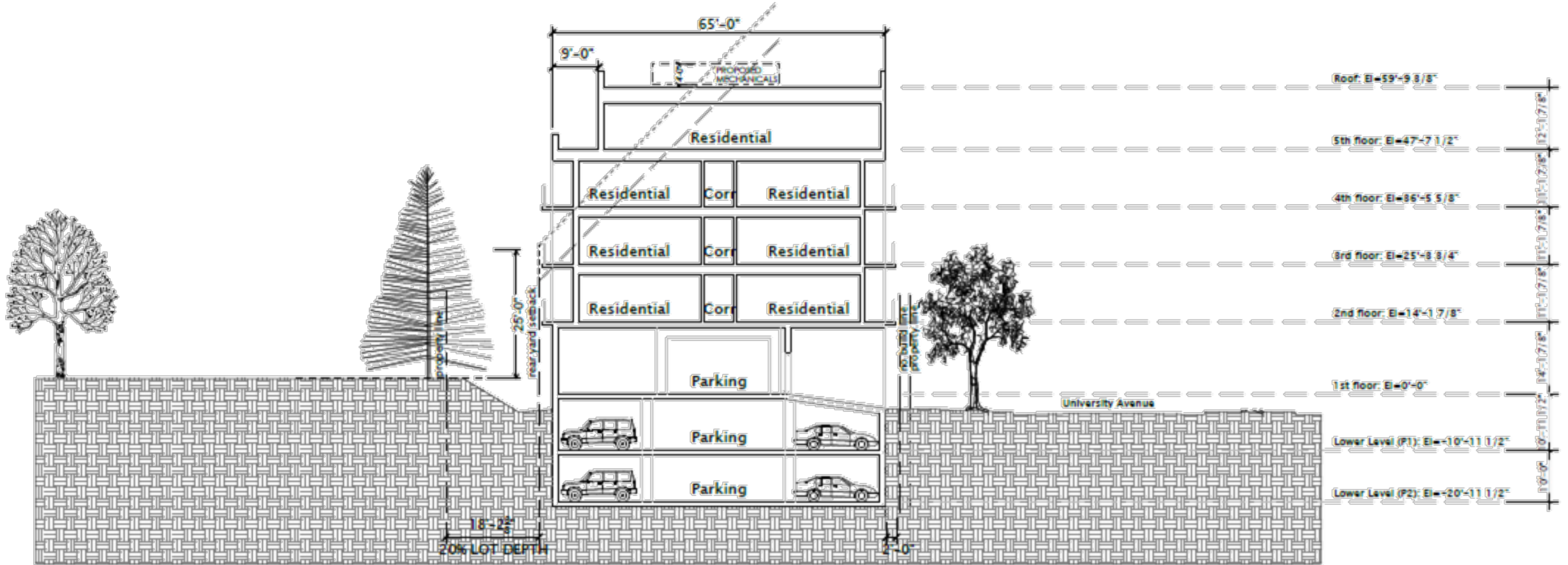
Increase maximum allowed heights in height transition areas

Current Requirement





Current Requirement can be modified through conditional use approval



Increase maximum allowed heights in height transition areas

Proposed Change



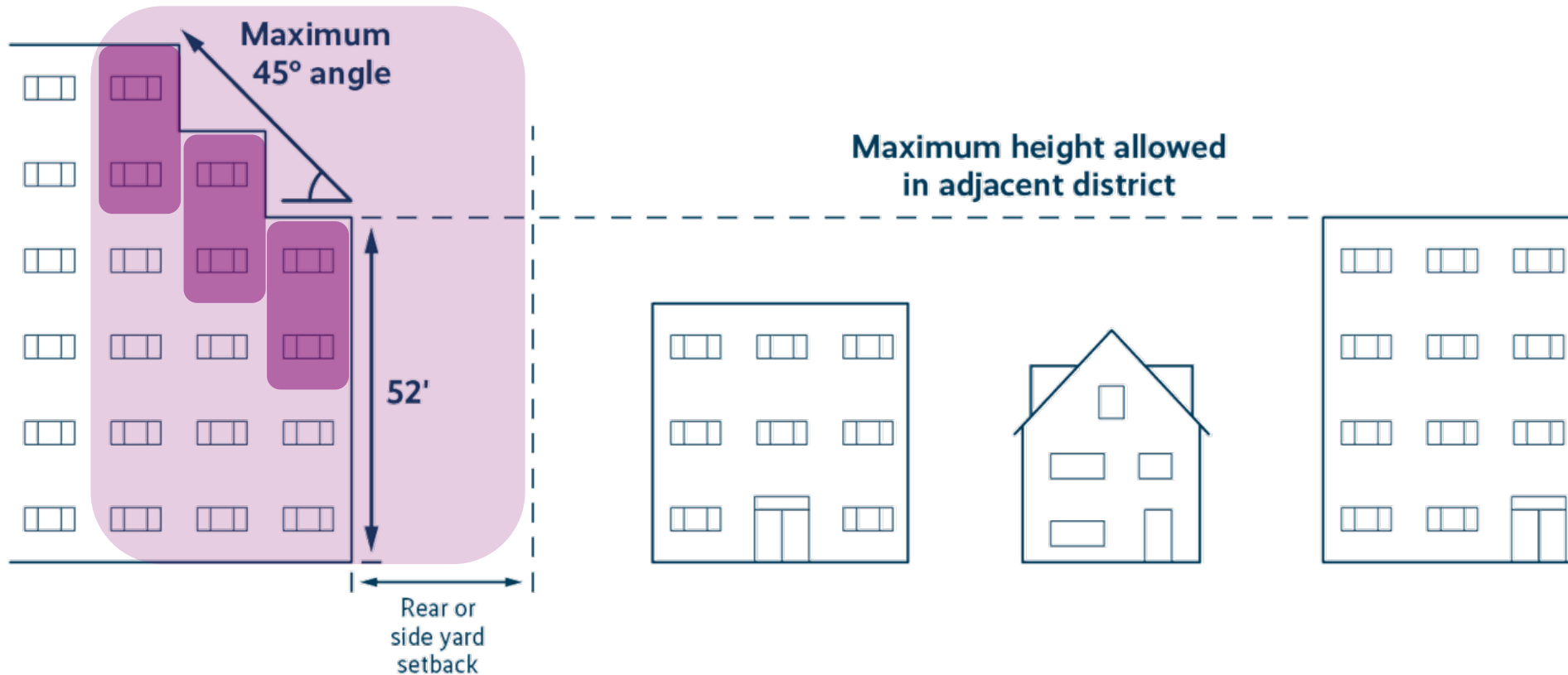
Increase maximum allowed heights in height transition areas

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

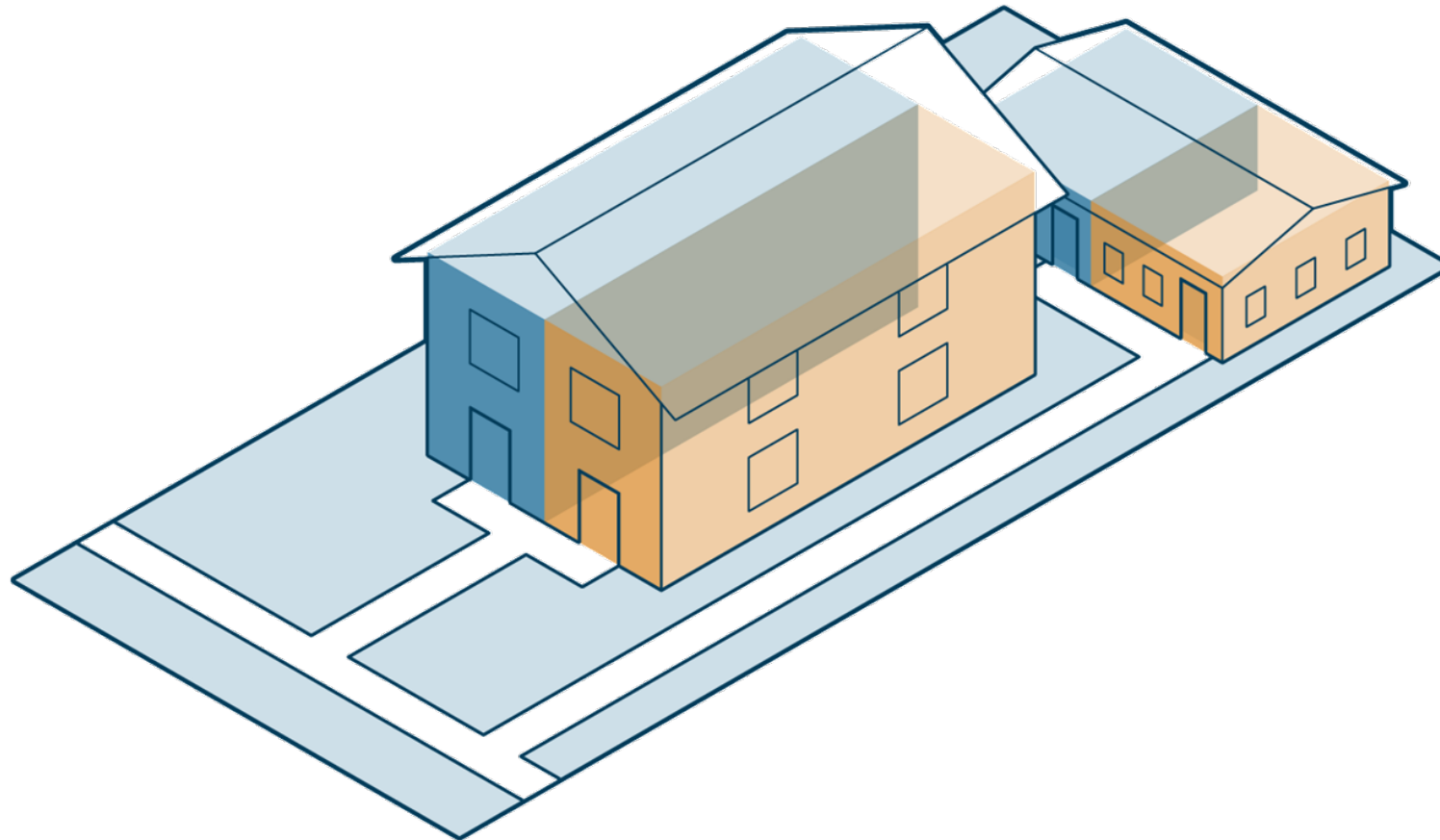


Increase maximum allowed heights in height transition areas

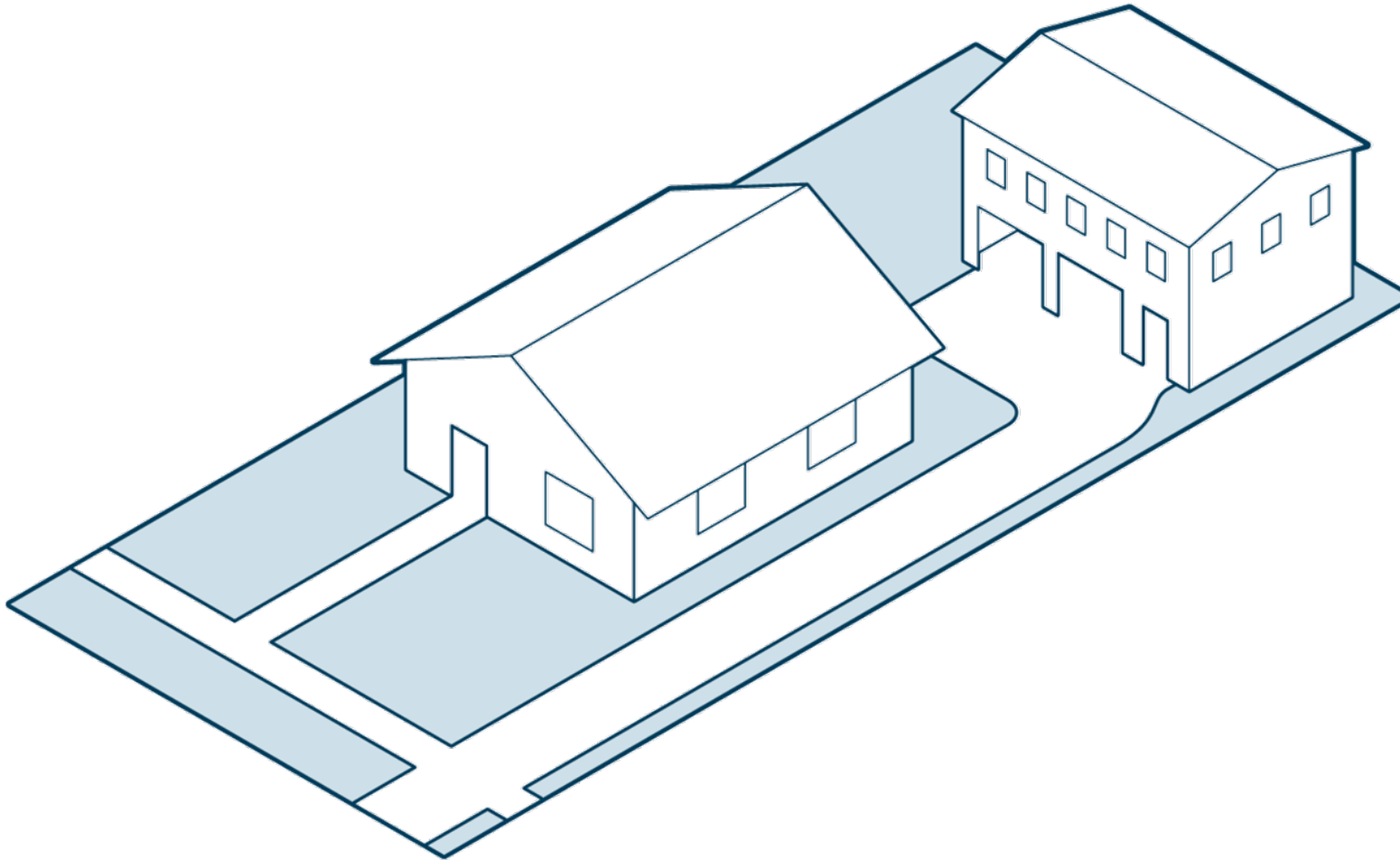
Proposed Change – when adjacent to residential district with 52' max height



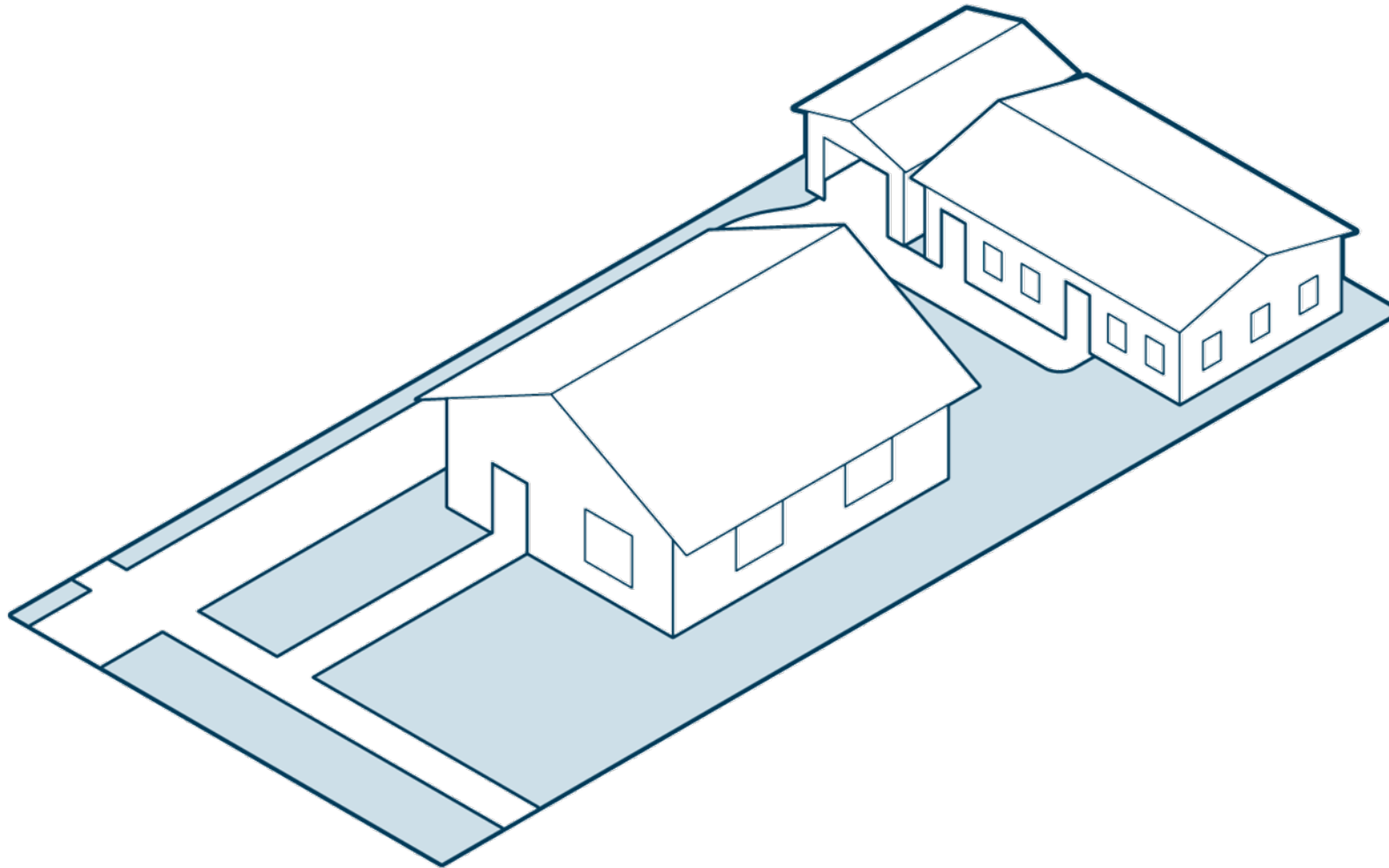
Allow 2 Accessory Dwelling Units (ADUs) in a detached building and exempt ADUs from accessory structure maximum size



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

