

Planning Commission Item

April 8, 2025



Item	Consider Ordinance Amending Chapter 20 Section XXX: Lot Requirements and Setbacks for the Residential Low and Medium Density Zoning District	
File No.		Item No: C.1
Agenda Section	<u>PUBLIC HEARINGS</u>	
Prepared By	Eric Maass, Community Development Director	
Applicant		
Present Zoning		
Land Use		
Acerage		
Density		
Applicable Regulations		

SUGGESTED ACTION

Motion to recommend approval of the Ordinance amending Chapter 1, General Provisions of the City Code defining detached townhome dwellings and amending Chapter 20 amending lot requirements and setbacks for the residential low and medium density district.

SUMMARY

The city is proposing to add "Detached Townhomes" as a type of dwelling unit which is specifically defined by city ordinance and adding dimensional requirements associated with "Detached Townhomes." This is being proposed based on the existing and anticipated continued interest in detached townhomes as they offer a housing option similar to detached single-family homes but with reduced maintenance responsibilities.

The city has had this housing product developed previously under a Planned Unit Development (PUD) approval within Avienda. Attached to this case is a portion of the Avienda Detached Townhome site plan which includes dimensional setbacks.

BACKGROUND

DISCUSSION

RECOMMENDATION

Staff recommends that the Planning Commission recommend adoption of the ordinance as presented.

ATTACHMENTS

[Proposed Ordinance](#)

[Example Detached Townhome Lots - Avienda](#)

[Affidavit of Publication](#)