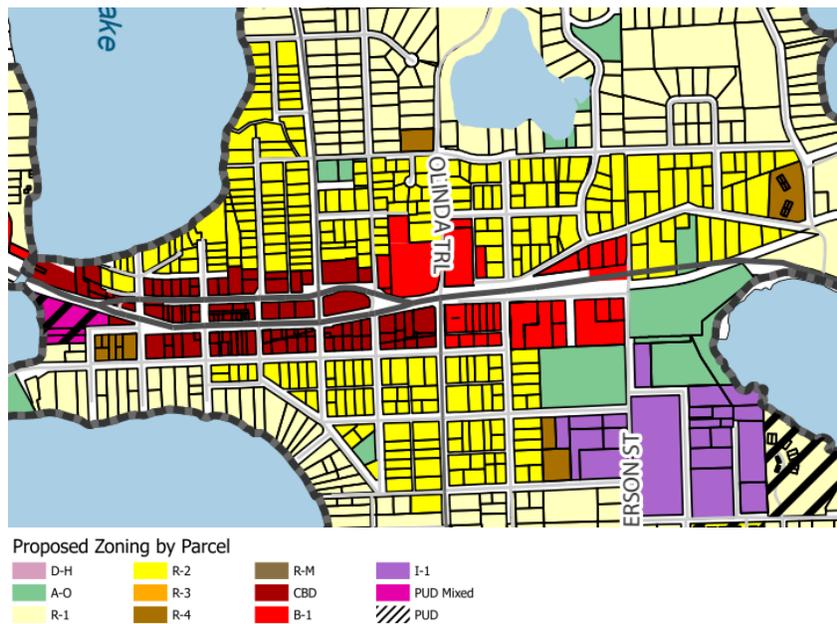


## Highlights about the proposed Rezoning from R-1 to R-2 North of Downtown Lindstrom

As part of the Zoning Code Rewrite process, the City reviewed the existing zoning map to determine whether existing zoning designations appropriately reflected current conditions in developed areas of the community. This analysis found that the residential neighborhoods north of Downtown which are zoned R-1 have a number of residential lots that are nonconforming with lot areas of less than 12,000 square feet, which is the minimum lot area of the R-1 zoning district. This analysis can be seen in the map below where red shows lots that are under 10,000 square feet, yellow shows lots which are 10,000 to 12,000 square feet, and green are lots more than 12,000 square feet.



As a result of this analysis, Staff recommended rezoning the neighborhood immediately north of Downtown to R-2 to decrease the number of nonconforming parcels. As shown in the map below, this rezoning will also be similar to the proposed zoning approach used south of Downtown. The proposed R-2 district is shown in bright yellow.



Given that this area is largely developed, the impacts to individual properties are hoped to be favorable. To help illustrate the dimensional differences between the two districts, the following table has been prepared showing dimensional standards for a single-family detached dwelling in the R-1 and R-2 districts. While street setbacks are different between R-1 and R-2, all other setback requirements are the same for both districts.

<b>Standard</b>	<b>R-1</b>	<b>R-2</b>
<b>Minimum lot area</b>	12,000 sq. ft.	10,000 sq. ft.
<b>Minimum lot width</b>	100 ft.	70 ft.
<b>Setback from street</b>	30 ft.	20 ft. for livable area 25 ft. for garage

Staff notes that there are additional housing types allowed in the R-2 district that are not allowed in the R-1. These include two to four family dwellings and townhouses or rowhouses. Significant redevelopment with these housing types is anticipated to be limited since most lots are already developed in this area of the City.

Please be advised that this information is meant as an overview and there may be additional impacts to individual properties as a result of the rezoning. For additional information about the requirements of the residential districts, please see <https://www.cityofindstrom.us/government/pages/city-code-updates>.