



Appendix D:

**Proposed Zoning Ordinance Amendments
Regarding Minimum Lot Sizes**

We perceive that the housing market desires smaller lots for single-family, detached housing than what is currently allowed by the Big Lake zoning ordinance. This perception is based on:

- Descriptions by City Planner Michael Healy of many prior requests for the use of the Planned-Unit Development feature in the zoning ordinance which has resulted in almost all recent neighborhoods being developed with smaller lots than what is technically allowed under the zoning code. The PUD process allows the City and the applicant to negotiate revised standards for a particular project in exchange for some demonstrable benefits to the community that would not otherwise be possible under the zoning regulations. In Big Lake, rather than creating innovative design, the PUD process seems to be a way to get around zoning regulations that the builders perceive as incompatible with what their buyers want.
- Our knowledge of zoning regulations and housing development practices in other cities.

The following tables present proposed minimums, not standards or maximums. Larger lot sizes may be created to satisfy market demand, we are not proposing any type of maximum lot size. Builders can make lots as large as they would like them to be with no restrictions.

Proposed Amendments Regarding Minimum Lot Size - Outside the Shoreland District

Feature	Current	Proposed
Minimum Lot Size – Single-Family Detached Houses – Interior Lots		
R-1 District (allows single-family, detached houses)	12,000	10,000
R-2 District (allows singles and doubles)	10,000	8,450
Minimum Lot Width – Single-Family Detached Houses		
R-1 District	85	75
R-2 District	80	65
Minimum Lot Depth – Single-Family Detached Houses		
R-1 District	Not specified	130
R-2 District	Not specified	130
Setbacks – Principal Building		
R-1 District (Front – Side – Rear)	30 – 10 – 30	25 - 10/6 - 40
R-2 District (Front – Side – Rear)	30 – 10 – 30	25 - 8/6 - 40

- Increase the minimum lot size by 20 percent for corner lots.
- The proposed reduction in front setback should be done only with changes to the garage setback, as described below.
- Side setbacks could be 10 feet on one side and 6 feet on the garage side.

Other Amendments to Consider

- Reduce the front setback from a collector street to 35 from 45 feet.
- Clarify setback for attached decks.
- Specify minimum land area per housing units for townhouses and for apartments.
- Define “detached townhome”
- Soften the visual impact of garage doors:
 - Amend the front yard setback to 25 feet from the present 30 feet as part of the amendments requiring greater garage setback
 - Require setback equal to or greater than the setback of the front porch, or the front façade if there is no porch
 - Require windows
 - Require second-story window or dormer above the garage door
 - Allow the garage to be closer than the front façade on narrow lots
 - Set the third garage door further back than the first two doors
 - Establish a maximum garage width; 32 feet or 55 percent of the entire building, whichever is less
- Reduce the minimum width for minor (local) residential streets to 30 feet from 36 feet (measured to the back of the curb). The minimum width of the street right-of-way (the public land) should stay at 60 feet. This regulation is part of the Subdivision Ordinance.
- Keep the R-1E Single Family Residential Estate zoning district standards as they are now. This district requires a minimum lot size of 15,000 square feet. The only location that it is mapped in the wooded portion of Hudson Woods, which is presently undeveloped.

Comparison with Nearby Cities

	Minimum Lot Size Detached House	Minimum Lot Width Detached House
Big Lake	12,000	85
Monticello	10,000	70
Becker	12,000	100
Elk River (R-1c)	11,000	80

All numbers are for non-shoreland locations and interior lots.

Illustrations of Parcels and Houses in Big Lake

Several houses and lots from newer neighborhoods around the city have are described below to give readers a sense of the size of various lot and house combinations and their 2017 assessed values. Each of these locations is zoned R-1.

Meadows of Big Lake Addition

18708 Traverse Lane 65-524-0612	14,180 square feet 80' x 190'	30 – 15 – 18 – 110' Front-side-side-rear setbacks
\$156,700		Street: 32' in a 60' ROW



18988 Meadow Lane 65-524-0714	11,325 sf 84 x 135	30 – 20 – 20 – 55 Front-side-side-rear setbacks
\$155,100		Street: 32' in a 60' ROW



Hudson Woods

19971 February Street	12,200 sf	30 – 10 – 10 – 56
65-544-0615	88 x 137	Front-side-side-rear setbacks
\$289,000		Street: 32' in a 60' ROW



Sweetwater Bend

20072 Delta Street	14,400	25 – 7 – 13 – 85
65-545-0206	95 x 151	Front-side-side-rear setbacks
\$251,300		Street: 33' in a 60' ROW



McDowall Oaks Addition

5580 Inverness Way	12,200	30 – 12 – 10 – 72
65-504-0210	80 x 146	Front-side-side-rear setbacks
\$191,900		Street: 32' in a 60' ROW



Lake Ridge Third Addition (Northwest of Mitchell Lake)

4628 Pond View Drive	12,200 sf	30 – 21 – 14 – 65
65-481-0334	85x 141	Front-side-side-rear setbacks
\$160,700		Street: 32' in a 60' ROW



Prairie Meadows Addition

17119 Trillium Lane	10,018 sf	30 – 12 – 8 – 46
65-529-0325	80 x 125	Front-side-side-rear setbacks
\$194,000		Street: 32' in a 60' ROW

