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# MEMO

**DATE:** 10/16/24  
**TO:** City Council  
Kim Karber  
**FROM:** Helen Johnson, Planning Administrative Assistant *HJ*  
**CC:** Lauren Scott, City Planner  
**RE:** Discussion of Minimum Lot Sizes

Dear Council,

The Planning Commission is in the process of reviewing and making needed and required updates to the Columbia City Development Code (CCDC). One of the topics covered in many workshops has been to make changes to the minimum lot sizes in the residential zones.

The current consideration proposed would be to reduce the minimum lot size requirement in the R-2 zone from 10,000 to 7,000 square feet. The Planning Commission has been split on the idea and it was proposed at last night's meeting to ask the City Council what their thoughts and input might be on the topic.

<u>Current</u>	<u>Discussed Changes</u>
R-1 Zone – 10,000	No Change
R-2 Zone – 10,000	7,000
R-3 Zone – 2,500	No Change

Staff proposes to consider reducing the minimum lot area as it does not align with the City's original platting of 5,000 square feet, and results in many existing lots within the City, and particularly in the R-2 zone, to become non-confirming. It is also out of sync with typical approaches to zoning regulations, which is to have a gradual increase in density rather than the same lot sizes for two out of three residential zones.

Other considerations discussed are the ongoing housing shortage and the feasibility of new development in the current economy with the City's larger lot size requirements.

Below outlines general zoning sizes in St. Helens and Scappoose.

<u>St. Helens</u>		<u>Scappoose</u>	
R-10 Suburban	10,000	R-1 Low Density	6,000
R-7 Moderate	7,000	R-4 Moderate Density	5,000
R-5 General	5,000	A-1 High Density	5,000

Any thoughts, input, and guidance you can provide it greatly appreciated.

Thanks.