

MOTION SHEET #3 FOR ITEM 1

I move to amend lines 47-49 and 94-114 in Part 8 of the ordinance to read:

PART 8. City Code Section 25-2-773 (*Duplex Residential Use*) is repealed and replaced to read as follows:

§ 25-2-773 DUPLEX, TWO-UNIT, AND THREE-UNIT RESIDENTIAL USES.

(B) For a duplex, two-unit, and three-unit residential use:

- (2) minimum front yard setback is 20 feet; ~~the lesser of the base zoning district minimum front yard setback or the average front yard calculation as set out in Subsection (D);~~

~~(D) Average Front Yard Setback.~~

- ~~(1) The following rules apply for the purpose of calculating the average front yard setback.~~
- ~~(2) A front yard setback is the distance between the front lot line and the closest front exterior wall or building façade of a residential structure located on the lot.~~
- ~~(3) Except as provided in Subdivision 4, average front yard setback is determined using the front yard setback of the four residential structures that are:~~
 - ~~(a) built within fifty feet of the front lot line; and~~
 - ~~(b) closest to, and on the same side of the block, as the property subject to the setback required by this section.~~
- ~~(4) If less than four structures satisfy the criteria in Subdivision 3, average front yard setback is calculated using the number of existing residential structures on the same side of the street block as the property subject to the setback required by this section.~~
 - ~~(a) If there are no structures on the same side of the block, average front yard setback is calculated using the front yard setbacks of the four structures on the opposite side of the block that are closest to the property subject to the setback required by this section.~~
 - ~~(b) If there are less than four structures on the opposite side of the block, the lesser number of structures is used in the calculation.~~