

EXHIBIT A

Amendment to Page 2-10

Urban Residential Low Density (URL) district is established to create cohesive neighborhoods of single-family detached housing within the MUSA and with access to municipal sewer and water. Residential lots within this district are sized to allow efficient utilization of municipal infrastructure as well as to provide an area large enough to accommodate housing market demands. These neighborhoods must be protected from higher intensity uses with appropriate transitions. These transitions include natural features such as trees, wetlands, streams or major changes in topography. Man-made elements such as streets, parks or earth berms in combination with landscaping are also appropriate. When adjacent to arterial roadways, additional setback distance, landscaping and berms are required. Facilities that generate noise, traffic, and/or glare also require major separation from these neighborhoods.

Minimum Lot Size	Variable
Density	2.4** to 4 units per acre
PUD Density	4 units per acre
City Utilities	Required
Corresponding Zoning Districts	R-4 Single Family Urban Residential
Type of Development	Single-Family Detached Housing

**Areas within the Metropolitan Urban Service Area (MUSA) are calculated using net density, areas outside of the MUSA are calculated using gross density.*

***Some areas guided Urban Residential Low that are also within the Transitional Residential district may qualify for a reduction in minimum density requirements. Some potential areas are identified on Figure 2.4A. See the Transitional Residential district text on Page 2-15 for more information and specific standards.*

Amendment to Page 2-15

Transitional Residential (TR) District contains properties within the MUSA that are currently zoned for rural residential uses (R-1, R-2, and R-3). These properties are guided for urban development in 5-year stages as shown in Figure 2.5. Property designated Transitional Residential may only be platted under urban residential guidelines and served by municipal utilities. Lot splits may only occur without municipal services under the requirements of the City Code. Any subdivision of property that results in lots less than 2.5 acres in size must be served with municipal sewer and water.

The Transitional Residential District also contains properties that when subdivided will have significant barriers to development. Therefore, properties that fall within the Urban Residential Low (URL) district at the time of preliminary plat application may qualify for a reduction in minimum density requirements.

If a property meets three (3) or more of the criteria listed below, the City Council may approve a decrease in the minimum density requirements provided the proposed density does not fall below 1.75 units per acre:

- A. Adequate sanitary sewer or water capacity does not exist to develop the property at the minimum density.
- B. Previous subdivision of adjacent properties has provided limited access which restricts development potential.
- C. Meeting the minimum density would not be feasible due to the existence of poor soils, wetlands, floodplain, topography, hydrology or other limiting environmental condition.
- D. Property is located within a Shoreland District, Scenic River District, Wellhead Protection Area, or Drinking Water Supply Management Area due to State requirements towards limiting impacts to the above noted items.
- E. For infill type developments, the characteristics of the surrounding neighborhood would not support development of the property at the minimum density.

The City is aware of several properties that may meet three of the five criteria above and has identified these areas on Figure 2.4A. Figure 2.4A is for planning purposes only to illustrate the potential applicability of these criteria. Ultimate determination of applicability of these criteria will be at the City Council's discretion and upon site plan review.