

Lot Size Issues

Market

- Lot sizes need to respond to the market in Oronoco – what will sell?
- Lot size is generally proportional to price and to size of home that can be built
- Range of buyers, range of lot sizes

Character

- Large lots convey spaciousness, luxury, also separation/isolation
- Smaller lots can create intimate spaces, interest, also crowding
- Duplexes, townhouses increase density

Density

- Density creates a critical mass of population to support business
- Density can create more walkable, connected, healthier places
- Density reduces cost of infrastructure – streets, sewer, water
- Some want a dense environment, but not everyone

Area, Width, Depth, Lot Coverage

- Cities typically set minimum lot size and width
- Some cities set lot depth also (but usually tied to lot width)
- Lot hardcover – house, garage, driveway, walks, patios – impacts stormwater and can be regulated, usually % of lot

Prepare for Lot Splits & Replats

- With city sewer, larger lots can be subdivided
- The economics of land will dictate how quickly or if lot splits and replats will happen
- Does the City want to encourage lots splits and replats or limit it in some areas?



Lot Size Zoning Standards – Neighboring Cities

Zumbrota

- R-1 One-Family Residential 11,000 sq ft, 80' lot width
- R-1a One-Family Residential 7,500 sq ft, 70' lot width
- R-2 One & Two Family 6,000 sq ft, 60' lot width

Rochester

- R-1 Mixed Single Family 6,000 sq ft
- R-1x Mixed Single Family Extra 6,000 sq ft
- R-2 Low Density 5,500 sq ft
- R-3 Medium Density 5,500 sq ft

Pine Island

- R-1 Suburban 9,000 sq ft, 75' lot width X 120' deep
- R-2 Traditional 4,500 sq ft, 50' lot width X 90' deep
- R-3 Urban 7,200 sq ft, 60' lot width X 120' deep

Byron

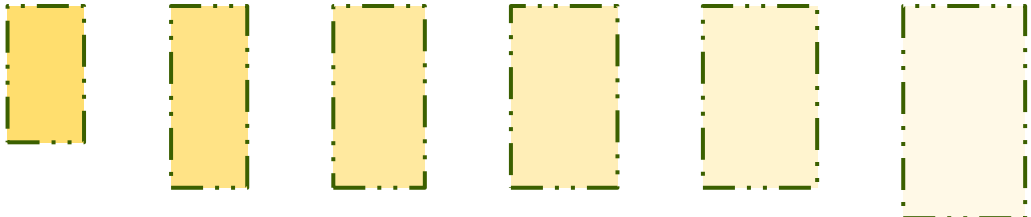
- R-1 Low Density Residential 7,200 sq ft, 60' lot width
- R-2 Mixed Low Density 6,000 sq ft, 50' lot width

Stewartville

- R-1 Single Family Low Density 8,000 sq ft, 70' lot width
- R-2 Medium Density 8,000 sq ft, 70' lot width

Oronoco

- Existing Historic Downtown 7,000-10,000 sq ft

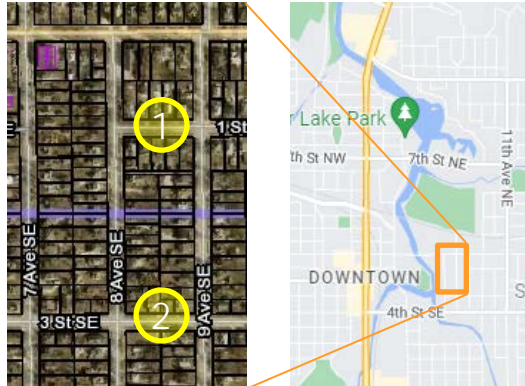


Area Examples

Rochester East Side

6,500 – 9,000
sq ft lots

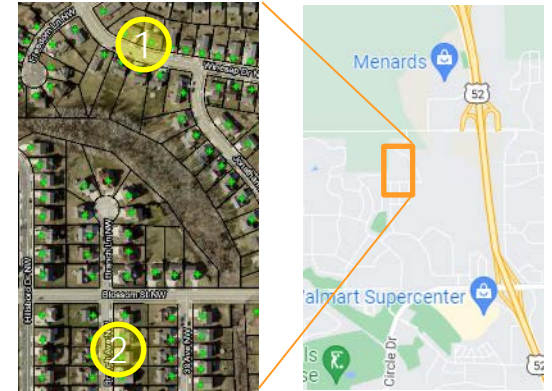
45' – 60'
lot width



Rochester Northwest

7,000 – 10,000
sq ft lots

60' – 75'
lot width

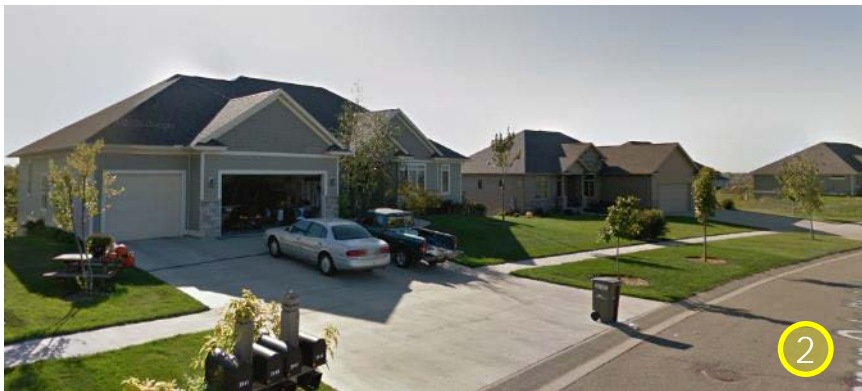
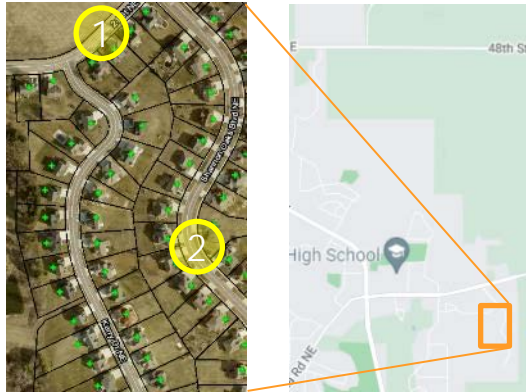


Area Examples

Rochester Century Hills

12,000 – 22,000
sq ft lots

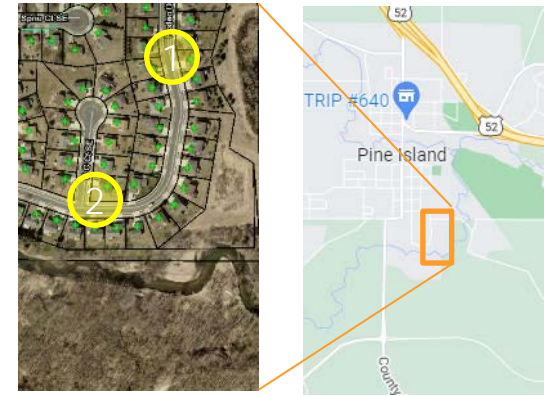
85' – 100'
lot width



Pine Island South Side

9,000 – 10,000
sq ft lots

75' – 85'
lot width



Lot Splits & Replats

- Existing larger lots could be split or replatted into several lots
- Individual lots could subdivide on their own if lot size and access were appropriate
- Properties could be assembled and replatted for more efficient layouts
- The examples below are concepts for discussion only

Existing Condition

7th St SE, 7th Ave SW, Woodsvlew Ln

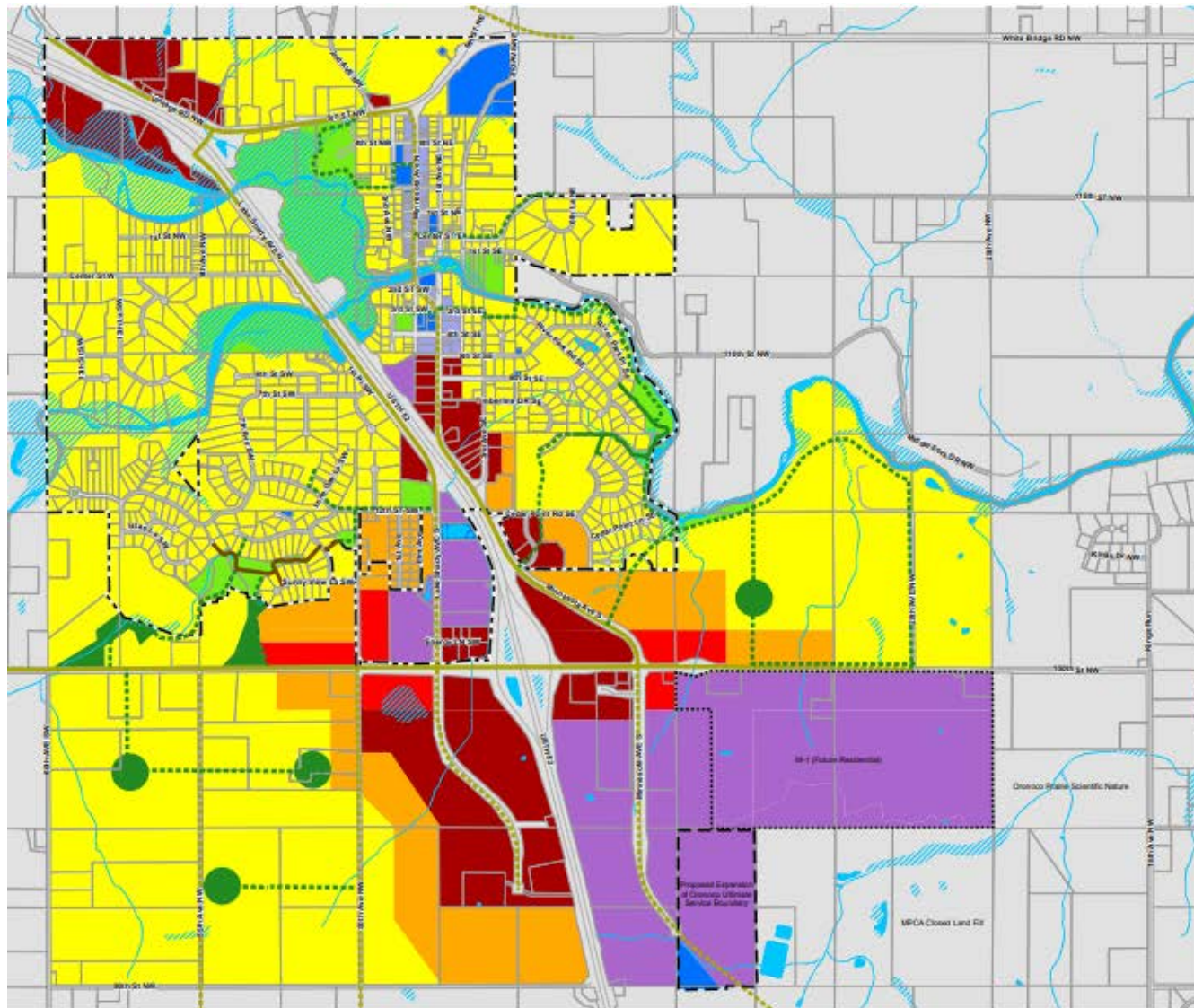


Replat Concept

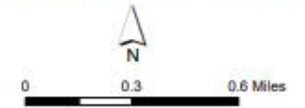
For discussion only



- Existing home on portion of lot
- New lot, 12,000 sq ft typical
- New street

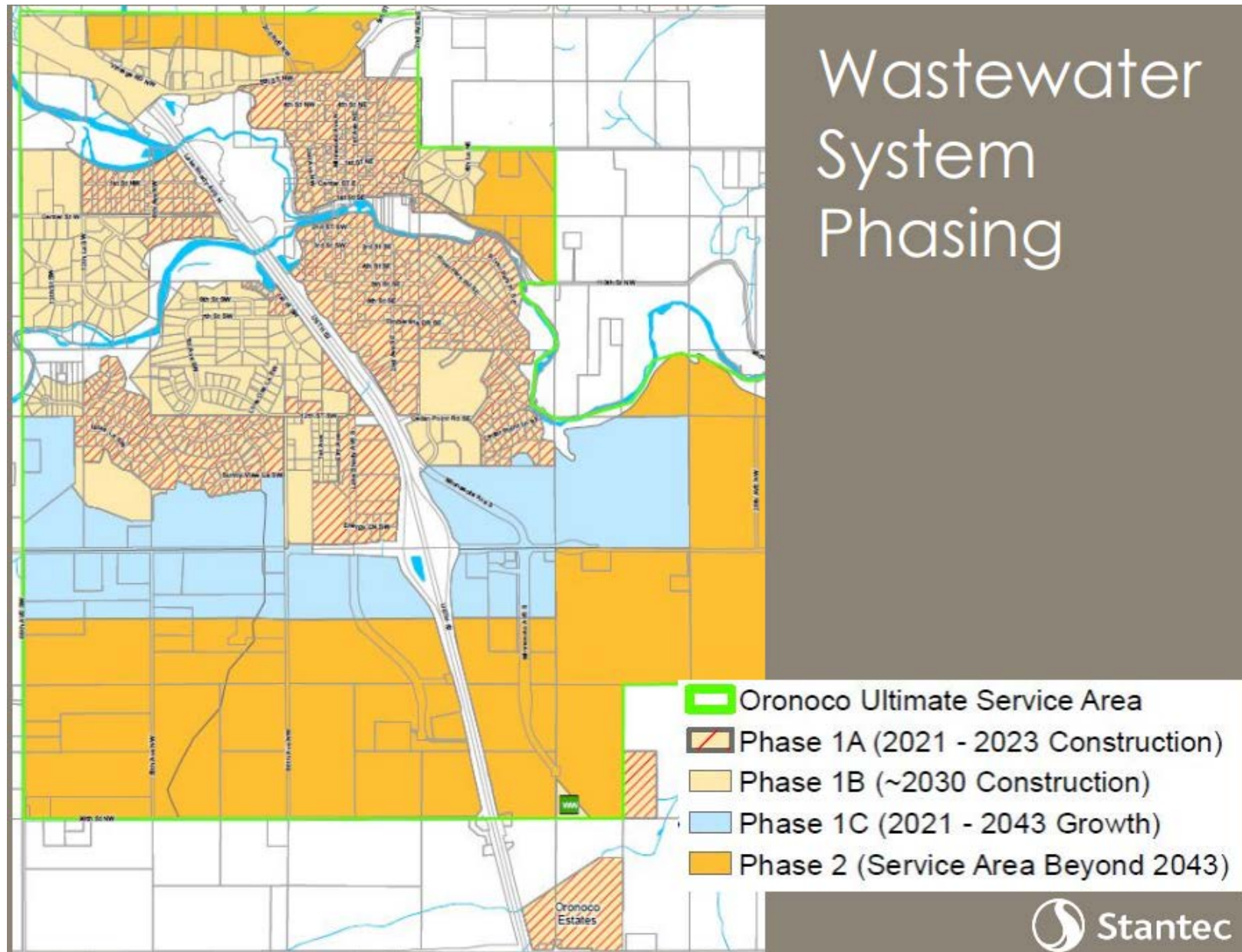


City of Oronoco Planned Future Land Use



- Existing Bituminous Pathway
- Future Bituminous Pathway
- Existing Directional Bike Land on Paved Shoulder
- Future Directional Bike Land on Paved Shoulder
- Existing Gravel Pathway
- City Limits
- Future Park and Ride (In vicinity of 100th Street / TH 52)
- Open Water
- NW Wetlands
- Low Density Residential (R-1)*
- Multi-Family Residential (R-2)
- Historic Business District (B-1)
- Highway Commercial (B-2)
- Ped-Oriented Commercial (B-3)
- Low Density Comm/ind (M-1)
- Park/Buffer
- Future Parks
- Public/Institutional
- Right-of-Way

*Land use designations on the Future Land Use Plan correspond generally to the zoning districts in parentheses.



Lot Size & Land Use Plan



Intermediate Lot Sizes
Near Downtown

Smallest Lot Sizes
Historic Downtown

Intermediate Lot Sizes
Near Downtown

Larger Lot Sizes
Outer Areas

Larger Lot Sizes
Outer Areas

Multi-Family
Near Interchange

Larger Lot Sizes
Outer Areas

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Lot Size Preliminary Recommendation

Create a Range of Districts & Lot Sizes

- There can be two, three, or more districts with different lot sizes and different uses and lot standards
- Consult the Comprehensive Plan & Sewer/Water Phasing Plans
- Denser near Downtown, less dens further out

Adjacent Communities Show What Works

- Look at how other communities are developing
- There is a range of lot sizes that could be copied in Oronoco
- 4,500-11,000 sq ft range in nearby cities, 7,500-9,000 sq ft typical

Consult Local Builders & Realtors

- Builders and realtors know who is looking and what sells
- Advice is helpful, but Oronoco can also create unique districts/ places you choose

Research SAC & WAC Charges Related to Lot Size

- The cost of maintaining the infrastructure is related to lot frontage

Discuss More Than Lot Size

- ADUs, Duplexes, Cluster development
- Lot Coverage, Green Area

Set the Densest Standards You Are Comfortable With

- The cost of maintaining infrastructure is related to lot frontage – smaller lots cost less
- As cities develop, they always get more dense, not less

Suggested Lot Size Standards to Start Discussion

- 6,000 sq ft Historic Downtown area
- 8,000 sq ft in intermediate areas
- 10,000 sq ft in outer areas

