

MINUTES OF A WORK SESSION OF THE CLARKSVILLE TOWN COUNCIL HELD ON
DECEMBER 20, 2022

A work session of the Clarksville Town Council was called to order on December 20, 2022 at 8:14 P.M. in the meeting room of the Clarksville Municipal Center Administration Building by Council President Ryan Ramsey, who chaired the meeting.

Council members present: Ryan Ramsey, Tim Hauber, Karen Henderson, Mike Mustain, John Gilkey and Jennifer Voignier. Absent: Aaron Stonecipher

Discussion of R-2 Zoning Development Changes (Cottage Court and Small Homes)

Planning Director Neal Turpin came before the Council and gave a brief overview of zoning regulations and standards regarding Small Homes and the benefits thereof.

In recent months, the Planning Staff we approached about the possibility of revising the ordinance to allow for smaller homes than are currently permitted by right.

Under the current Ordinance, the Town does not allow for new homes to be constructed with less than 1,200 square feet in an R-2 zone or 1,400 in an R-1 zone. Lot width must also between 70 and 80 feet and lot size must be 7,260 or 8,000 square feet.

These standards appear to be meant for new development, however, and are difficult for existing homes and lots to meet. New homes on existing lots are nearly impossible to build in a way that meets current zoning regulations, resulting in developers needing to receive several variances just to rebuild a home in the same way it was built originally, adding time and cost to the process.

Planning staff are seeking to amend the zoning regulations for R-2 zones to allow for smaller homes to be built on smaller lots, in many cases matching the original footprint of the home and blending in with the community.

Smaller homes also lend themselves to a different style of development, commonly referred to as “cottage court” style, in which every home may not have individual street frontage. As part of this amendment process, we are proposing adding a section to Division 150 of the Ordinance to allow for this sort of development.

Benefits

There are two main types of benefits that the Town would see with these amendments. The first is administrative. Building to the specifications of the Ordinance is currently difficult and typically requires multiple variances. Making these changes would save developers time, money, and hassle when working on new construction.

The second set of benefits is for residents. Allowing for smaller homes would help fill the gap in what is typically called the “missing middle” of housing. Currently there are few options for residents between renting an apartment and buying a large single-family home. But there is a tremendous market for housing types in between these, including smaller homes, townhomes, and duplexes. Beyond simply the option, allowing for smaller homes would make it more affordable for first time home buyers to enter the market, as they can be built faster and for less money than larger homes.

No action taken at this meeting.

Adjournment... There being no further business to come before the Council at this time, the December 20, 2022 work session of the Clarksville Town Council adjourned at 8:59 P.M.

Minutes prepared by the Clerk-Treasurer of
The Town of Clarksville, Indiana

Robert P Leuthart, Clerk-Treasurer
Of the Town of Clarksville, IN

Minutes approved by the Clarksville Town Council on the 17th day of January 2023

Ryan Ramsey, President,
Clarksville Town Council