



STAFF REPORT

TO: Planning Commission
FROM: Jennifer Howland, Senior Planner
THRU: Ted Shekell, Planning Director
DATE: March 23, 2010
PROJECT: Proposed Zoning Code Text Amendments for:
- Article 1, Division IV: Definitions "3) Accessory building or structure"
- Article 1, Section 1.060 "Relationship to comprehensive plan and other policies"
- Article 3, Division 2, Section 3.060.E.8 "General Site Plan Review Procedures"
- Article 3, Division 2, Section 3.070.A.6 "Site Plan Design Standards & Requirements"
- Article 9, Section 9.050.B.4 "Consideration of a Planned Use"
- Article 9, Section 9.050.C.6 "Consideration of a Planned Use"

At the Tuesday, March 23, 2010 Planning Commission meeting, there is one public hearing which involves six (6) proposed amendments to the City's Zoning Ordinance. These amendments include:

- Amending the definition of Accessory building or structure
 - Section 1.060 "Definitions"
- Giving the City the authority to enforce the Commercial Design Handbook for new commercial construction projects:
 - Article 1, Section 1.060 "Relationship to comprehensive plan and other policies"
 - Article 3, Division 2, Section 3.060.E.8 "General Site Plan Review Procedures"
 - Article 3, Division 2, Section 3.070.A.6 "Site Plan Design Standards & Requirements"
 - Article 9, Section 9.050.B.4 "Consideration of a planned use; Criteria for approval"
 - Article 9, Section 9.050.C.6 "Consideration of a planned use; Planned Use Approval; conditions"

The proposed amendments to each section are described below.

Definition of Accessory building or structure

In response to an increase in building permits for large accessory buildings in residential zoning districts, staff has revised Section 1.060 "Definitions" specifically 3) Accessory building

or structure to limit the size of accessory buildings such as garages and sheds to be more compatible with the house and surrounding neighborhood. The following list highlights the changes to the ordinance:

- 1) Accessory structures attached to the principal structure (such as decks and covered patios) are considered to be a part of the principal structure and must meet the setback requirements of the principal structure.
- 2) In all SR zoning districts:
 - a. Limit the size of the garage or shed to 750 sq. ft. (ground floor) and a total of 1,500 sq. ft. This will allow for a typical 3-car garage with storage and a two-story building.
 - b. Limit the height of the garage or shed to be no taller than the house (or 25 feet, whichever is shorter)
 - c. Require a minimum of 10 feet between accessory structures on the same lot.
 - d. Restrict metal sided accessory buildings to 144 sq. ft. (12 x 12 shed, for example).

EXISTING ORDINANCE

Division IV: Definitions

3) *Accessory building or structure*: A subordinate building or structure, the use of which is incidental to and customarily in conjunction with the main building or use and which is located on the same lot as the main building or use. Accessory structures shall include sheds, detached garages, decks, pools and covered patios. A structure housing an accessory use is considered an integral part of the main building when it has any part of a wall in common with the main building, or is under an extension of the main roof and designed as an integral part of the main building.

PROPOSED ORDINANCE

Division IV: Definitions

3) *Accessory building or structure*: A subordinate building or structure, the use of which is incidental to and customarily in conjunction with the main building or use and which is located on the same lot as the main building or use. Accessory structures shall include sheds, detached garages, decks, pools and covered patios. A structure housing an accessory use is considered a part of the principal structure when it is attached to the principal structure and must meet principal structure setbacks.

The following additional regulations apply only to accessory buildings (garages, sheds, etc.) only in the SR zoning districts. These regulations do not apply to pools, decks or covered patios.

1. *The ground floor area of the accessory building shall not exceed 750 sq. ft. (total floor area not to exceed 1,500 sq. ft.)*
2. *The height may not exceed the shortest ridgeline of the principal structure, not to exceed 25 feet and 2 stories.*

3. *The setback requirement between accessory structures on the same lot shall be a minimum of 10 linear feet.*
4. *No accessory building exceeding 144 sq. ft. may have metal exterior walls.*

Commercial Design Handbook Authority

The Commercial Design Handbook is available on the City's website at www.ofallon.org/Plan zoning (click on "Development Process and Applications" on left-hand side). The following amendments will give the City the authority to enforce the Commercial Design Handbook for new commercial construction projects by referencing the document in several sections of the Zoning Code. The additions are in bold:

- Article 1, Section 1.060 Relationship to comprehensive plan and other policies
 - "It is the intention that this Chapter implement the planning policies adopted for the City as reflected in the Comprehensive Plan, as amended, and other planning documents, **including the Commercial Design Handbook dated July 6, 2009 and on file with the City Clerk.** Neither this Chapter nor any amendment thereto may be challenged merely on the basis of an alleged nonconformity with the Comprehensive Plan or other planning policy."
- Article 3, Division 2, Section 3.060.E.8 "General Site Plan Review Procedures"
 - "Consistency with the City's adopted Comprehensive Master Plan, **the Commercial Design Handbook dated July 6, 2009 and on file with the City Clerk, and** any adopted design guidelines applicable to the site, and any adopted sub-area master plan,"
- Article 3, Division 2, Section 3.070.A.6 "Site Plan Design Standards & Requirements"
 - Architecture. The proposed building must demonstrate conformity with design guidelines applicable to the site as part of the Comprehensive Plan, requirements set forth in this Chapter, or any other design guidelines adopted by the City, **including the Commercial Design Handbook dated July 6, 2009 and on file with the City Clerk.**"
- Article 9, Section 9.050.B.4 "Consideration of a planned use; Criteria for approval"
 - "The conformity with the standards and principles of the Comprehensive Plan and all other adopted regulations, **including the Commercial Design Handbook dated July 6, 2009 and on file with the City Clerk.**"
- Article 9, Section 9.050.C.6 "Consideration of a planned use; Planned Use Approval; conditions"
 - Architectural materials, or design requirements **as described in the Commercial Design Handbook dated July 6, 2009 and on file with the City Clerk.**"

Staff Recommendation

Staff recommends approval of the text amendments as proposed.