



CITY COUNCIL AGENDA ITEM

To: Mayor Graham and City Council
From: Ted Shekell, Planning Director
Walter Denton, City Administrator
Date: May 3, 2010
Subject: Ordinance No. _____: An Ordinance Approving 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"
(2nd Reading)

Update: This item was reviewed by the Community Development Committee at their April 26, 2010 meeting and was unanimously recommended for approval as revised. The proposed text amendments concerning the Commercial Design handbook did not change from what was proposed on 1st Reading. The following items were changed concerning accessory structures:

- We have increased the maximum size of the accessory structure from 750 sq. ft. to 1,000 sq. ft. (total 1,500 sq. ft. to 2,000 sq. ft.) and added language regarding proportionality to the principal structure.
- We have also added allowance for all single-family lots to have a 500 sq. ft. garage, even if their house has a smaller footprint (this will allow for a 2 car garage), although they would still need to meet all other requirements, such as lot coverage, set back, etc.
- We have also increased the maximum size of a metal sided accessory structure from 144 sq. ft. to 200 sq. ft. to keep in line with the threshold for requiring a permanent foundation.

The specific changes are highlighted in the attached ordinance.

Legal Considerations, if any: None

Budget Impact: None

Staff Recommendation: Staff recommends approval of the text amendments as presented in the attached ordinance.