

STAFF REPORT

DATE: 09/08/2026

TO: Bel Aire Planning Commission
FROM: Paula Downs
RE: Setback Discussion

STAFF COMMUNICATION

FOR MEETING OF	9/10/26
CITY COUNCIL	
INFORMATION ONLY	

SUMMARY:

This report provides an overview of the setback requirements outlined in the City's zoning regulations. Commissioner Sutherland requested time on the September 10, 2026, Planning Commission agenda to discuss setbacks and explore how the Commission can ensure that setback requirements are correct in all situations, both residential and commercial, and consider whether improvements or implementation changes are needed.

Current Discussion

Setbacks are addressed throughout Chapter 18 of the Zoning Regulations in several key locations:

- **Article 2 – Definitions:** Includes definitions for building line, setback building, setback, and provides additional references to setbacks.
- **Article 6 – Zoning Districts (General Regulations):** Covers general regulations, accessory use provisions, setback requirements, and height restrictions.
- **Article 7 – Zoning Districts:** Each zoning district establishes specific setback requirements.
- **Article 8 – Home Occupation:** Addresses setbacks related to home occupations, nonconforming uses, and areas within Planned Unit Developments (PUDs).
- **Article 9 – Parking and Loading:** Contains references to setback considerations in relation to parking and loading standards.

These sections collectively govern how setbacks apply across residential, commercial, and special use contexts.

Conclusion

Staff has not yet clarified the specific issue or concern prompting the review of setback regulations. As a result, the Commission may use this agenda item to identify the precise objectives of the discussion-whether related to consistency, enforcement, clarity, or potential amendments.

Given the broad distribution of setback requirements throughout Chapter 18, a focused review may help determine whether updates, consolidations, or clarifications are needed. Staff can provide additional analysis once the specific direction or intent of the discussion is established.