



Planning and Zoning Commission Planning Department Staff Report

Planning and Zoning Commission Meeting: December 16, 2020

Project Planner: Amanda Padilla, Senior Planner

Item Details

Project Name: GUI Accessory Structure

Request: Public hearing and consideration of a recommendation of an Ordinance amending the Zoning Ordinance to allow the use Accessory Bldg/Structure (Nonresidential) within the Government, Utility, Institutional (GUI) zoning district.

Overview/Background

City Staff is proposing the following amendments to allow Accessory Building/ Structures to be permitted within the Government, Utility, Institutional Districts.

The definition of an accessory building (nonresidential) is below:

Accessory Building (Nonresidential): In the nonresidential districts, a subordinate building to the main building that does not exceed the height of the main building and does not exceed fifty percent (50%) of the floor area of the main building, and that is used for purposes accessory and incidental to the main use (see "Accessory Use").

The intention for the GUI zoning district is to provide for the siting of government buildings of the State, County, City or Federal governments. It is also intended to provide classification for public utility installations, EMS stations, fire stations, health care facilities, schools and churches, without regard to public or private ownership.

While it is fitting that certain districts should not be permitted to have accessory structures there are times that a government building, public utility, and an institution such as a school or church may require additional space whether temporary or permanent that an accessory structure may be able to provide. It is common for a government entity to use an accessory structure for temporary/permanent storage or during an emergency.

An accessory building/structure will have to comply with city ordinances. It is also key to note that if a structure is over 150 square feet it will require exterior design review which will be performed by the City Architect.

While the land use chart does not permit this use the zoning district development standards does provide standards for accessory structures. Sec 3.14.3 height regulations: (b) Accessory Building(s): Maximum twenty-five feet (25') for other accessory buildings, including a detached garage or accessory dwelling units.

With this Zoning Ordinance update we are also cleaning up some language that caused confusion while reviewing for accessory structures.

Summary

City Staff is presenting this ordinance revision because it will provide flexibility to the GUI zoning district and aligns with the function of the zoning district. Accessory building/structure is a common and compatible use with the zoning district.

Meetings Schedule

December 16, 2020 – Planning and Zoning Commission

Planning Department Staff Report

January 12, 2020 - City Council Meeting

Attachments

Exhibit 1: Draft Ordinance

Recommended Action:	Recommend approval of Ordinance.
Alternatives/Options:	Recommend Denial or Modification.
Budget/Financial Impact:	N/A
Public Comments:	Staff has received no public comments at this time.
Enforcement Issues:	N/A
Comprehensive Plan Element:	N/A