



ITEM SUMMARY

MEETING DATE: April 4, 2022

FROM: Kara Irwin-Ferris, AICP, Development & Neighborhood Services Director

SUBJECT: Ordinance 2022-04, ZTA-22-04
Yards

BACKGROUND

A City-initiated text amendment to the Zoning Code in order to address allowable structures in the setback and accessory structures within residential zoning districts.

The yards criteria was adopted in 1966. Since that time, there have been three (3) amendments; Ordinance 1995-01, Ordinance 2010-09, and most recently Ordinance 2019-03. The proposed amendments will address architectural and mechanical features that project or are placed in the setback. This includes generators, which due to effects of a hurricane, are being installed on many single-family lots. The city has been applying the codes used for air conditioners, trellis features, etc., but is currently addressing them specifically within the code. In addition, the city is addressing accessory structures on large lots within the city. Previously, the code was changed to address large lot zoning districts that have more area to accommodate larger accessory structures. Currently, staff is proposing to increase the square footage to allow for accessory structure at a ratio consistent with smaller single-family lots.

The Development Review Committee has reviewed these text amendments and is recommending approval. The Planning and Zoning Board of Appeals reviewed this staff-initiated text amendment on March 10, 2022, and recommended approval by a vote of 5-0. The City Council approved this petition on first reading March 21, 2022 by a vote of 5-0.

ANALYSIS

A City-initiated request to amend the City's Zoning Code to provide for amendments to address issues with current Yard regulations. The Code is being amended to address accessory unit structures within larger lots in the City where the existing regulations are not adequate due to the size of the lot. In addition, the Code is being updated to address mechanical, architectural, and structural appurtenances within the setbacks, especially generators for single-family homes.

FINANCIAL INFORMATION

N/A

LEGAL

Ordinance 2022-04 was prepared in accordance with all applicable state statutes and City Code Requirements.

STAFF RECOMMENDATION

Approval of ZTA-22-04 through the adoption of Ordinance 2022-04.