



DATE: October 12, 2022

TO: Members of the Planning & Zoning and Historic Resources Preservation Boards

FROM: William Waters, Director Community Sustainability

MEETING: October 19, 2022 and December 7, 2022

SUBJECT: **Ordinance 2022-21 (PZHP 22-03100006)**: Consideration of an ordinance amending Chapter 23 “Land Development Regulations,” Article 3 “Zoning Districts,” Division 2 “Residential Districts,” Section 23.3-7 “SFR – Single-family residential,” Section 23.3-8 “SF-TF – Single-family and two family residential,” Section 23.3-10 “MF-20 – Multifamily residential,” Section 23.3-11 “MF-30 – Medium density multi-family residential,” and Section 23.312 “MF-40 – High density multi-family residential,” to reduce the minimum side setback requirement for lots over 50 feet to a minimum of five (5) feet allowing additional flexibility in the placement of accessory structures and pools.

PROPOSAL / BACKGROUND/ ANALYSIS:

The subject amendment to the City’s Land Development Regulations (LDR) was drafted to reduce the side setback for accessory structures and pools for lots greater than 50 feet to a minimum of five (5) feet to allow for additional flexibility in their placement. Additional flexibility would also benefit the placement of accessory dwelling units (ADU), which are permitted in the multi-family residential and SF-TF - single-family and two-family residential zoning district.

The proposed amendments would add a new section to the LDR in Chapter 23 of the City’s Code of Ordinances:

- Article 3 “Zoning Districts,” Section 23.3-7 - SFR – Single-family residential
- Article 3 “Zoning Districts,” Section 23.3-8- SF-TF – Single-family and two family residential
- Article 3 “Zoning Districts,” Section 23.3-10 - MF-20 – Multifamily residential
- Article 3 “Zoning Districts,” Section 23.3-11 -MF-30 – Medium density multi-family residential
- Article 3 “Zoning Districts,” Section 23.312 -MF-40 – High density multi-family residential

STAFF RECOMMENDATION:

Staff recommends that the Planning and Zoning Board and Historic Resources Preservation Board recommend that the City Commission adopt Ordinance 2022-21.

POTENTIAL MOTION:

I move to RECOMMEND/NOT RECOMMEND TO THE CITY COMMISSION **TO ADOPT** the proposed LDR text amendments included in Ordinance 2022-21.

Attachments

- A. Draft Ordinance 2022-21