

WORKSHOP MEETING



To: Town Council

From: Travis Morgan

Date: 6/22/2026

Re: Conditional Zoning 1806 Lakeview Drive accessory structure (*Informational Item*)

REQUEST:

Subject: Site plan specific conditional zoning request to allow an accessory structure larger than ordinance specifies.

Stacy Cook requests your consideration on behalf of 1806 Lakeview Drive to allow for a rear yard accessory structure (5,040 square feet) which is larger than the current ordinance permits.

DETAIL:

Address:	1806 Lakeview
Zoned:	R-12 (12,000 sq ft lot size minimum)
Property Size:	1.78 acres
Existing house:	2,307 heated square
Existing other buildings:	3 totaling 1,115.62 square feet.
Maximum accessory building total:	1,153.5 square feet (50% of the home size)
Proposed Accessory building:	60'x84' 5,040 square feet
Proposed height:	20'
House height:	20'5" and 21'8.5"

The zoning ordinance currently permits up to three accessory buildings not to exceed 50 percent of the home square footage. Current house size dictates the current accessory building size to a total maximum of 1,153.5 square feet for this property. All three existing accessory buildings are proposed to be demolished if the request is granted. There is a second driveway proposed. It is less than 25% paved front yard area and meets zoning. See site plan Mr. Cook provided.

STAFF COMMENT:

The proposed accessory structure is over 4 times the size we currently allow. The property is of larger size and existing landscaping (if kept) helps to screen the view. Larger properties often have a desire to have larger than usual accessory buildings but need Council input on how Planning and Zoning can enforce and administer. Below are zoning items:

- 1) Can consider a text amendment to relax the accessory building size for larger properties such as 1 acre or larger

- 2) Concern for such a large metal building in a residential district and can be seen from the road and adjacent properties. Can discuss materials and screening.
- 3) Concern for home business or dwelling units in the future that zoning ordinance wouldn't permit in the building currently. Need discussion on use.
- 4) Recommend the property confirm/property record the 60' Lakeview right of way (30' feet each from center of roadway) for the property frontage in question.

ACTION:

This is a workshop meeting to hear the initial Zoning Ordinance text amendment proposal. This follows normal legislative process. Feedback welcomed on the four staff comment items.