



AGENDA ITEM ANALYSIS

Project/Issue Name: 21-41 An Ordinance of the City Council of the City of Republic, Missouri, Amending the Municipal Code of the City of Republic, Missouri, by Amending Title IV, Land Use, Chapter 405, Zoning Regulations, Article VII, Additional District Provisions, Regarding Accessory Structures.

Submitted By: Chris Tabor, Principal Planner, BUILDS Department

Date: June 1, 2021

Issue Statement

Consideration to approve Amendments to Section 405.640 Accessory Structures.

Discussion and/or Analysis

The City of Republic is requesting Amendments to Section 405.640 Accessory Structures that update the ordinance to better reflect the practicalities of accessory structure improvements and placement as Republic residents have come to utilized them.

Spacing of Accessory Structures from the Principal Structure

Currently, all accessory structures are required to be spaced at least ten feet from the principal structure, with the exception of pools, which must be spaced at least five feet.

The amendment would allow spas, pergolas, and unwallied carports, to locate directly next to the principal structure without requiring any attachment. The risk associated with placing these structures next to the home is considered negligible.

Protection of Site Triangles from Obstruction

This amendment grants the City Engineer authority to determine impairment of visibility for site triangles at intersections, including those created by driveway aprons, when such impairment would result from placement of an accessory structure.

A site triangle is an imaginary triangle where two legs are formed by the curb of the road (or edge of a driveway) meeting at the intersection with a third line, constituting the clear-view area, connecting them.

The purpose of this change is to ensure that an accessory structure does not impede vision.

Recommended Action

Staff recommends the approval of the referenced Amendments.