



Project/Issue Name: ORD 21-005. Public Hearing and Possible Vote to Recommend the Approval of Amendments to Section 405.640 Accessory Structures

Submitted By: BUILDS Department

Presented By: Chris Tabor, Principal Planner

Date: May 10, 2021

ISSUE IDENTIFICATION

Consideration to approve Amendments to Section 405.640 Accessory Structures.

DISCUSSION AND 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 utilize 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

STAFF RECOMMENDATION

Staff recommends the approval of the referenced Amendments.