

AGENDA ITEM SUMMARY SHEET

City of Rollingwood

Meeting Date: December 18, 2024

Submitted By:

Staff

Agenda Item:

Discussion and possible action on proposed amendments to the city's Code of Ordinances regarding yard projections in the Residential zoning district

Description:

The original recommendation from the CRCRC regaled to side yard projections was as follows:

Amend setback rules Sec. 107-76 as follows:

In a side yard of 12.5 feet or greater, other ordinary projections of building features typically used in residential building construction may extend into the required yard a maximum of two feet. Roof overhangs are excluded.

In no event shall any projection extend into a side yard of 10 feet or less excluding roof overhangs.

At the December 4, 2024 Planning and Zoning Commission meeting, the Commission discussed a draft proposed ordinance making amendments related to projections into required yards in the residential zoning district. They recommended the draft go to the City Council next with the following changes:

Brian Nash moved to recommend to City Council to modify section 107-76 as reflected as in agenda item 5 with the following modifications: strike the word “Ordinary” on line 41, modify the end of line 45 to say, “No projection can be closer to a property line than 10ft”, and propose to delete subsection G of section 107-76. Genie Nyer seconded the motion. The motion passed with 7 in favor and 0 against.

This item was also discussed at the December 10 CRCRC meeting to get clarification on the CRCRC's original intent regarding chimneys. It was discussed at this meeting that chimneys would be treated as all other projections and that striking Section 107-76 (g) was consistent with their original recommendation.

This ordinance cannot be passed at the December 18 City Council meeting as it has not gone through the public hearing process yet. It must first be noticed for public hearings before both the P&Z and City Council, and P&Z must make a recommendation to the City Council.

***Note:** If the City Council directs that this ordinance be set for public hearing it will not be able to be included in the January 8, 2024 P&Z public hearing because that hearing has already been noticed for.

Action Requested:

To review proposed amendments to the city's Code of Ordinances regarding yard projections in the Residential zoning district and direct staff regarding next steps, which could be to set this ordinance for public hearing before the Planning and Zoning Commission and the City Council.

Fiscal Impacts:

No significant fiscal impacts anticipated at this time.

Attachments:

- Proposed amendment showing full section
- Draft Ordinance regarding projections into yards in the residential zoning district