



AGENDA ITEM COMMENTARY

MEETING NAME:	Planning and Zoning Commission Meeting
MEETING DATE:	March 19, 2024
ITEM TITLE:	PUBLIC HEARING: Consider and take appropriate action on amendment to the WolfForth Zoning Ordinance 14.04.001-Accessory uses and structures.
STAFF INITIATOR:	Tara Tomlinson, Director of Development Services

BACKGROUND:

This commentary applies to the next two agenda items:

- 1. Conduct a Public Hearing on amending the WolfForth Zoning Ordinance 14.04.001-Accessory uses and structures.**
- 2. Consider and take appropriate action on approving an amendment to the WolfForth Zoning Ordinance 14.04.001-Accessory uses and structures.**

Recently, the number of permits requested for accessory buildings has increased in all zoning districts. Our current ordinance specifies setback requirements from side and rear yards, along with the maximum floor space allowed. At this time, there is no requirement for a minimum separation from the principal building. To follow with other setback regulations, we suggest a 5-foot setback from the principal structure.

Along with setback requirements, our current ordinance allows uncharacteristic structures in commercial and industrial zones, but is prohibited in residential. This would allow businesses along Donald Preston and other major thoroughfares to be permitted to have shipping crates, railroad cars, and buses as storage facilities. To keep up the integrity of the city's aesthetics, the City of WolfForth suggests that we prohibit these structures in all zoning districts.

EXHIBITS:

1. Public Hearing Notice
2. Ordinance 14.04.001 with revisions

COMMITTEE ACTION/STAFF RECOMMENDATION:

Staff recommends approval of revisions to ordinance 14.04.001.