



MEMORANDUM

TO: Planning Commission Members

FROM: Gregg Guetschow, City Manager

SUBJECT: Text Amendment Regarding Accessory Building Height

DATE: August 7, 2014

Elsewhere in your agenda packet you will find a letter from Dr. Fred Darin describing an accessory building he wishes to construct on his property and the limitation imposed by the language of the zoning ordinance. As he notes, there are characteristics unique to his property that would result in a taller accessory structure having no more adverse impact on surrounding properties than a conforming one would have on another site.

The only remedy available to Dr. Darin is to amend the language of the zoning ordinance. The following shows highlighted in yellow the additional language that would address this situation:

Section 82-454 (5)

No detached accessory building in R-1, R-2, RT, RM-1, RM-2, MH, OS-1, B-1 and P-1 Districts shall exceed 1 story or 14 feet in height; provided, however, when the detached accessory building is located in a rear yard with a ground elevation lower than that surrounding the main building, the height of the accessory building shall not exceed the height of a plane parallel to and 14 feet above the first floor of the main building. Accessory buildings in all other districts may be constructed to equal the permitted maximum height of structures in such districts.

Should the Planning Commission wish to consider such an amendment, you should take action to schedule a public hearing for your next meeting.

