



## MEMORANDUM

TO: Mayor Burch and City Council Members

FROM: Gregg Guetschow, City Manager

SUBJECT: Lot Coverage Zoning Ordinance Amendment

DATE: March 6, 2015

City Council is being asked to approve the first reading of an ordinance that would alter the calculation of lot coverage. This matter arises out of staff's denial of a zoning clearance for the construction of a new garage on a residential parcel. Like some older lots in the city, this one is quite narrow. After allowing for the amount of land occupied by the house, porch and deck, only a small amount of square footage remains that can be used for a garage and still fall below the zoning ordinance limit for lot coverage. The owner would like to build a larger garage than is currently found on the site.

The Planning Commission requested that ordinance language be developed to exclude from calculations of lot coverage porches, decks and patios. This is the amendment that is being presented to you.

Your action would be to approve the first reading of the ordinance amendment and refer it to the Planning Commission for public hearing at its April meeting.