



## Planning and Zoning Commission Agenda Item Summary Report

<b>Meeting Date:</b> May 4, 2023	<b>Submitted by:</b> A.C. Dixon
<b>Item Title:</b>	
Hold a public hearing and discuss and consider amending the Comprehensive Zoning Ordinance by amending regulations for garage offsets from the front of the main structure.	
<b>Public Hearing Item</b> <input checked="" type="checkbox"/> <b>Consent/Action Item</b> <input type="checkbox"/>	<b>Documentation Attached:</b> N/A
<b>Item Summary:</b>	
<p><b><u>Garage Offset Requirements:</u></b>            The Zoning Ordinance currently states that “Garage doors facing the street shall only be permitted if they are set back from the front of the main structure a minimum distance of 20 feet.” in the following single-family residential zoning districts:</p> <ul style="list-style-type: none"> <li>AG-Agricultural District</li> <li>SF-20-Single-Family Residential-20 District</li> <li>SF-15-Single-Family Residential-15 District</li> <li>SF-11-Single-Family Residential-11 District</li> <li>SF-8-Single-Family Residential-8 District</li> </ul> <p>The requirement does not apply in the SF-6-Single-Family Residential-6 District and does not apply in the different residential planned development districts.</p> <p>Staff discussed the requirement with several home builders and the consensus feedback is that the requirement is uncommon and would be difficult to comply with for a new subdivision. Staff researched other cities in the region and conclude that the requirement is outdated and is not in practice with most cities.</p> <p>Staff recommend deleting the requirement and applying the standard front yard setback for all new residential homes.</p> <p><b><u>Staff Recommendation:</u></b>            Staff recommends approval of this request.</p>	