



**City Council
Agenda Item Summary Report**

Meeting Date: May 16, 2023			
Submitted by: P. Morgan			
Consent	Discussion Only	Public Hearing X	Action/Discussion
Hold a public hearing and discuss and consider approval of an Ordinance amending the Comprehensive Zoning Ordinance by amending regulations for garage offsets.			
Attachments: Draft Ordinance			

Item Summary:

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:

- AG-Agricultural District
- SF-20-Single-Family Residential-20 District
- SF-15-Single-Family Residential-15 District
- SF-11-Single-Family Residential-11 District
- SF-8-Single-Family Residential-8 District

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.

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 Staff researched other cities in the region and conclude that the requirement is outdated and is not in practice with most cities.

Staff recommends deleting the requirement and applying the standard front yard setback for all new residential homes.

Recommendation:

On May 4, 2023, the Planning and Zoning Commission voted to recommend approval.