

Code Revision
Side and Rear Setbacks in SF-1, SF-2 and SF-3

DATE: July 15, 2020

CODE AMENDMENT SECTIONS: Section 2-26 – Residential Lot and Building Dimensional Standards

STAFF REVIEW AND ANALYSIS:

Background

The Code establishes side and rear setbacks for accessory buildings and structures in single family districts to prevent them from being too close to one another when located on adjacent lots. These include swimming pools, pool houses/cabanas, workshops, decks, storage sheds, barbeque structures, detached garages, playscapes, tree houses and other similar buildings or structures.

This setback requirement is not necessary when the residential lot abuts property other than another residential lot, such as a drainage area or open space. The proposed revision to the setback requirement states that no setback is required when a rear or side lot line does not abut a developed or planned single-family lot. This allows property owners in these instances to place accessory structures closer to the property line.

RECOMMENDED MOTION: Recommendation of approval for the amendments to 2-26 – Residential Lot and Building Dimensional Standards with regard to side and rear accessory building setbacks.