Legislation Details (With Text)

File #:	2019-0203		
Type:	Ordinance	**Status:**	Approved
File created:	4/12/2019	**In control:**	City Council
On agenda:	5/9/2019	**Final action:**	5/9/2019
Title:	Consider public testimony regarding, and an ordinance amending the Zoning and Development Code, Chapter 2, Article II, Section 2-16 (d), Code of Ordinances (2018 Edition), regarding garage and driveway treatment. (First Reading)*		
Sponsors:			
Indexes:			
Code sections:			
Attachments:	1. Ordinance, 2. Revised Ordinance		

Date	Ver.	Action By	Action	Result
5/9/2019	1	City Council	approve	Pass
5/9/2019	1	City Council	dispense with the second reading and adopt	Pass

Consider public testimony regarding, and an ordinance amending the Zoning and Development Code, Chapter 2, Article II, Section 2-16 (d), Code of Ordinances (2018 Edition), regarding garage and driveway treatment. (First Reading)*

The revisions to the City's Code of Ordinances, creating the Zoning and Development Code, were published on October 1, 2018. Since that time, staff has identified changes which are intended to improve specific sections or to correct errors.

The SF-3 zoning district addresses the appearance of the front elevations of single-family structures by prohibiting a street-facing garage door from extending beyond the front façade of the building. The purpose of this requirement is to prevent the garage from being the most prominent feature of the front elevation. The revision provides an alternative to the requirement that the garage door be set behind the front of the house. This alternative requires that the front elevation contain at least two of the following design elements: at least two wall planes, offset from each other a minimum of 18 inches; a covered front porch or patio; a shed roof or trellis over the garage door; use of at least two roof types or two roof planes; two or more masonry finishes; the addition of a dormer(s) on the front elevation.

The Planning and Zoning Commission held a public hearing and voted 8-0 to recommend approval of this revision at their meeting on April 3, 2019. There were no speakers at the public hearing.

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