

Planning Commission – Unified Development Code Amendment

FRONT PORCH REQUIRED SETBACK- staff report

Proposed Motion:

The Planning Commission recommends that the Mayor and City Council approve amendments to the Chapter 55 – Unified Development Code as presented.

Background:

The Zoning Board of Appeals has heard nearly 50 petitions for front porch variances the past 10 years. Many of these requests have been granted to allow encroachment into the average front setback. Based on request from the ZBA the Planning Manager has initiated this text amendment.

The Ordinance Revisions Committee met on October 23, 2018 and suggested only minor clarifications that have been taken into consideration and the necessary adjustments have been made.

Current regulations

The UDC prohibits structures, including porches, to encroach into the required front setback.

Proposed UDC Amendments:

Add New Provisions to Article IV: Use Regulations, 5.18.1 (C) Special Dimensional and Site Layout Standards, Exceptions

Front Porch Setback Exception

1. Unenclosed porches, decks and platforms covered by a roof or canopy which do not extend above the first floor of a residential structure, nor extend more than eight feet in depth from any point along the principal building, and located in an R1A, R1B, R1C, R1D, R1E, R2A or R4C district may project up to eight feet into the required front setback. No unenclosed porch, deck or platform shall be located within five feet from the front property line. For premises on which such encroachment occurs, the principal front elevation will continue to establish the existing front setback.