

MEMORANDUM

TO: Ordinance Revisions Committee

FROM: Jon Barrett, Zoning Coordinator

CC: Brett Lenart, Planning Manager

DATE: September 25, 2018

SUBJECT: Amendments to City Code Related to Front Porch Setback- consider encroachment into Required Front Yard

Members of the Zoning Board of Appeals and staff request evaluation of the setback requirements for front porches. Numerous variance requests have been granted to allow some encroachment of porches into the required front yard setback (often established by average of existing adjacent structures), providing flexibility for porches relative to front yard setback requirements.

Current Required front setback

The UDC prohibits structures, including porches, to encroach into the required front setback, which has resulted in a significant number of applications to the Zoning Board of Appeals. Over the past decade, approximately 40 variances have been granted for such encroachment, with the numbers generally trending upward.

Proposed Amendments

- A. Unenclosed Porches, Decks and Platforms
 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 (or any architectural elements to include stairs, overhangs, gutters etc.) shall be located within five feet from the front property line.