



MEMORANDUM

To: Mayor and City Council

From: Mindi Hurley, Director of Community Development

Date: August 8, 2023

Reference: Consider approval of text change amendments to the Code of Ordinances, Chapter 12, Article 35, Accessory Structure Regulations by adding new Section 12-35-5 ‘Garages and Carports’ to same Chapter and Article; approving an Ordinance for the same; and authorizing the Mayor to sign.

2040: Enhance the Unique Community Oasis Experience

Introduction:

This specific amendment to the *Zoning Ordinance* is a result of the last accessory structure code amendment. The proposed changes to the ordinance separate the garages/carports into its own subsection with its own provisions, given no changes were recommended.

Background:

The *Zoning Ordinance* was amended at the July 11, 2023, Council meeting. This allowed for pool cabanas and other accessory structures to have baths and sinks, specifically prohibited accessory dwelling units being built without the proper zoning and the minimum setbacks and maximum heights for accessory structures, depending on size were amended. Amendments to carports were included in the previous proposal, but not approved by Council. Council asked that carport regulations remain unchanged from the current requirements.

Benefit to the Community:

This would create more clarity in the provisions related to garages/carports, as this creates a new subsection of the *Zoning Ordinance*.

Legal Review:

The City Attorney has reviewed the proposed ordinance changes.

Fiscal Impact:

N/A

Recommendation:

Staff recommends approval of the amendment to the *Zoning Ordinance*, as proposed.

Attachments:

1. Ordinance