

STAFF REPORT

Application: Review and Revise Accessory Structure Size Maximum of 1,280 Square Feet and Height Maximum to 15 feet in the R-2 and R-3 Zoning Districts

Applicant: City of East Gull Lake

Agenda Item: 8a

Background Information: This proposed Ordinance amendment has been discussed by the City of East Gull Lake over the last few months. The City has been discussing the option to increase accessory structure height maximum from 13 feet to 15 feet in the R-2 and R-3 Zoning Districts. The City has also discussed creating a schedule for prorating additional accessory structure size and potentially increasing the allowed accessory structure size.

The current accessory structure size maximum is 1,280 square feet for the first 2.5 acres of land area and is prorated to allow 640 square feet additional accessory structure area for each 2.5 acres of additional land area.

The proposed Ordinance amendment provides for an increase in accessory structure building height to 15 feet in all Zoning Districts as previously discussed by the Commission.

The proposed Ordinance amendment develops two scenarios for the prorating of additional accessory structure size.

1. Scenario #1: 1,280 Square Feet Cumulative Accessory Structure Area (Current). Allows additional 128 s.f. for each additional .5 acres.
2. Scenario #2: 1,500 Square Feet Cumulative Accessory Structure Area. Allows additional 150 s.f. for each additional .5 acres.

Both scenarios would require a CUP for cumulative accessory structure size in excess of the initial allotted amount.

Research/Ordinance Amendment Proposal: The Planning Commission is considering the following revisions:

Scenario #1: 1,280 Square Feet Cumulative Accessory Structure Area (Current).

5.3 Wooded Residential, Low Density (R-1). (Non-Shoreland)

6. Lot and Use Requirements. (R-1)

Accessory Structure Size – square feet, max, cumulative

..... 1,280 for first 2.5 acres
.....~~128~~ 640 for each additional ~~.5~~ 2.5 acres

7. Performance Standards. (R-1)

- A. Accessory structures greater than 1,280 square feet may be constructed through a conditional use permit if the following is provided:

1. Screening so that structure cannot be viewed from public waters.
2. Structure setback shall be twice the normal setback distance.

5.4 Residential, Medium, Density (R-2)

6. Lot and Use Requirements. (R-2)

	<u>GD or RD Lake</u>	<u>NE Lake</u>
Building height, accessory structure - feet, maximum	<u>15</u> 13	<u>15</u> 13
Accessory Structure Size – square feet, maximum, cumulative	1,280 for parcels 2.5 acres or less, <u>128</u> 640 for each additional <u>.5</u> 2.5 acres parcel size	1,280 for parcels 2.5 acres or less, <u>128</u> 640 for each additional <u>.5</u> 2.5 acres parcel size

7. Performance Standards. (R-2)

C. Accessory structures. Accessory structures greater than 1,280 square feet may be constructed through a conditional use permit if the following is provided:

1. Screening so that structure cannot be viewed from public waters.
2. Structure setback shall be twice the normal setback distance.

5.5 Shoreline Residential, Medium Density (R-3).

6. Lot and Use Requirements. (R-3)

	<u>GD Riparian Only</u>	<u>RD, Non-Riparian GD</u>	<u>NE Lake</u>
Building height, accessory structure - feet, maximum	<u>15</u> 13	<u>15</u> 13	<u>15</u> 13
Accessory Structure Size – square feet, maximum, cumulative	1,280 for parcels 2.5 acres or less, <u>128</u> 640 for each additional <u>.5</u> 2.5 acres parcel size	1,280 for parcels 2.5 acres or less, <u>128</u> 640 for each additional <u>.5</u> 2.5 acres parcel size	1,280 for parcels 2.5 acres or less, <u>128</u> 640 for each additional <u>.5</u> 2.5 acres parcel size

7. Performance Standards. (R-3)

C. Accessory structures. Accessory structures greater than 1,280 square feet may be constructed through a conditional use permit if the following is provided:

1. Screening so that structure cannot be viewed from public waters.
2. Structure setback shall be twice the normal setback distance.

Scenario #2: 1,500 Square Feet Cumulative Accessory Structure Area.

5.3 Wooded Residential, Low Density (R-1). (Non-Shoreland)

6. Lot and Use Requirements. (R-1)

Accessory Structure Size – square feet, max, cumulative

..... ~~1,500~~ ~~1,280~~ for first 2.5 acres
 ~~150~~ ~~640~~ for each additional ~~.5~~ ~~2.5~~ acres

7. Performance Standards. (R-1)

A. Accessory structures. Accessory structures greater than 1,500 square feet may be constructed through a conditional use permit if the following is provided:

1. Screening so that structure cannot be viewed from public waters.
2. Structure setback shall be twice the normal setback distance.

5.4 Residential, Medium, Density (R-2)

6. Lot and Use Requirements. (R-2)

	<u>GD or RD Lake</u>	<u>NE Lake</u>
Building height, accessory structure - feet, maximum	<u>15</u> 13	<u>15</u> 13
Accessory Structure Size – square feet, maximum, cumulative	1,500-1,280 for parcels 2.5 acres or less, <u>150</u> 640 for each additional <u>.5</u> 2.5 acres parcel size	1,500-1,280 for parcels 2.5 acres or less, <u>150</u> 640 for each additional <u>.5</u> 2.5 acres parcel size

7. Performance Standards. (R-2)

C. Accessory structures. Accessory structures greater than 1,500 square feet may be constructed through a conditional use permit if the following is provided:

1. Screening so that structure cannot be viewed from public waters.
2. Structure setback shall be twice the normal setback distance.

5.5 Shoreline Residential, Medium Density (R-3).

6. Lot and Use Requirements. (R-3)

	<u>GD Riparian Only</u>	<u>RD, Non-Riparian GD</u>	<u>NE Lake</u>

Building height, accessory structure - feet, maximum	<u>15</u> 13	<u>15</u> 13	<u>15</u> 13
Accessory Structure Size – square feet, maximum, cumulative	1,500-1,280 for parcels 2.5 acres or less, <u>150</u> 640 for each additional <u>.5</u> 2.5 acres parcel size	1,500-1,280 for parcels 2.5 acres or less, <u>150</u> 640 for each additional <u>.5</u> 2.5 acres parcel size	1,500-1,280 for parcels 2.5 acres or less, <u>150</u> 640 for each additional <u>.5</u> 2.5 acres parcel size

7. Performance Standards. (R-3)

C. Accessory structures greater than 1,500 square feet may be constructed through a conditional use permit if the following is provided:

1. Screening so that structure cannot be viewed from public waters.
2. Structure setback shall be twice the normal setback distance.

Planning Commission Direction: The Planning Commission is proposing to initiate this Ordinance amendment. The initiation of the amendment would require approval of a motion by the Commission, after conducting the necessary public hearing, to recommend to the City Council for consideration. The Planning Commission may revise the amendment, approve the amendment or decide to consider the amendment at a later meeting.

Staff Recommendation: Staff recommends the Commission carefully consider the impacts of increasing accessory structure sizes on the community. Scenario #1 would have a lesser impact on the community as the base number, 1,280 square feet cumulative accessory structure size, is consistent with current Ordinance provisions. Scenario #2 increases this number to 1,500 square feet, thereby impacting the community by allowing increased bulk of accessory structures.

The Commission should carefully consider the appropriate scenario for initiation as an amendment to the Ordinance. The Commission may also add performance standards to each section presented to address concerns the Commission may have within increased accessory structure area. The initiation of an amendment to the Ordinance requires a motion clearly stating the intent of the Commission and the Section(s) of the Ordinance to be amended. For this amendment, the Commission should identify which amendment, scenario #1 or #2 and any revision thereof in any motion initiating the amendment.

Applicable Ordinance Sections include:

- Section 5.3, Subdivision 6 and 7.
- Section 5.4, Subdivision 6 and 7.
- Section 5.5, Subdivision 6 and 7.