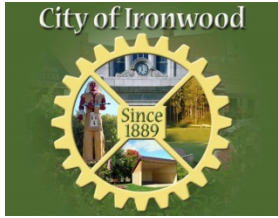




213 S. Marquette St. Ironwood, MI 49938
Memorial Building, Conference Room #1, 2nd Floor

Planning Commission Work Session Agenda

1. Call to Order
2. Recording of the Roll
3. Comprehensive Plan



Ironwood Comprehensive Plan

Planning Commission Agenda Memo

To: Ironwood Planning Commission

From: Brad Scheib, HKGi – Project Manager
Michael Brown, Community Development Director

Re: ***Comprehensive Plan Agenda Memo #3***

Date: 5 March 2014

At our next meeting on Wednesday, we will have 1 hour. In that hour it is our objective to cover the following:

1. **Project Status Update**

Since the community workshop in January, we have been working to synthesize public input (including the online survey which closed on January 31st). During this time we completed the Fact Book; prepared a preliminary draft of the comprehensive plan's vision and guiding principles as well as a working outline of the final report; and developed some of the key concepts and strategies that will go into the final plan.

Approximately 5 minutes

2. **Review Public Engagement Summary Draft**

A draft summary of public engagement efforts to date is included in your packet. We will provide a brief overview of the summary contents. We ask planning commission members to review the summary materials and provide feedback by the April Planning Commission meeting.

Approximately 5 minutes

3. **Review Fact Book Draft**

We have compiled various background data and information into a community "Fact Book." A draft of the Fact Book is included in your packet. We will provide a brief overview of the Fact Book contents. We ask planning commission members to review the Fact Book and provide feedback by the April Planning Commission meeting.

Approximately 5 minutes

4. **Discuss Vision and Guiding Principles Draft**

Based on the input we've received to date, we have developed a draft of the vision and guiding principles for the comprehensive plan (included in your packet). We will ask commission members for their reactions and feedback on the draft- its tone, content, and key themes.

Approximately 20 minutes

5. **Discuss Report Outline and Format**

We have included in your packet, a draft outline for the comprehensive plan report, which describes the overall structure of the report and key topics addressed. During the meeting, we will walk through the outline, as well as the overall format of the plan. Our objective with regard to format, is to produce a document that is comprehensive in its scope- outlining key goals, policies, and strategies- as well as legible, concise, and action-oriented. To this end, we are also developing an implementation and action planning tool to help move the plan from concept to action. We will discuss this in greater detail during the meeting, and look forward to the commission's feedback.

Approximately 25 minutes

Packet Materials:

- Public Engagement Summary DRAFT
- Ironwood Fact Book DRAFT
- Vision & Guiding Principles DRAFT
- Report Outline DRAFT

VISION & GUIDING PRINCIPLES

INTRODUCTION:

The Ironwood Comprehensive Plan is a guiding document that will inform future investment, growth, development, and redevelopment in the Ironwood community. The plan seeks to be **visionary**, describing the community’s aspirations for the next 20 years; **dynamic**, providing a flexible framework that allows for the continued evolution of the community; **functional**, designed to be understandable and actively used by all community members, including city staff, community leaders, businesses, and residents; and **action-oriented**, including concrete strategies and implementation steps that will facilitate community action and shared accountability.

The community **vision statement** is a critical component of the comprehensive plan. The vision seeks to describe how the community will look, feel, and function over the next 20 years. It is an over-arching framework that permeates the plan and informs supporting policy and strategy directions.

In concert with the vision statement, the plan’s **guiding principles** serve as a yardstick to measure the appropriateness and results of future initiatives. The guiding principles are a tool for future decision-making and help to define the character, values, and priorities of the Ironwood community.

The following are key characteristics of guiding principles:

- Orient the community to the future.
- Require imagination, recognizing that the direction it sets will be the reality in years to come.
- Look to current conditions and community traditions for clues to the appropriate future.
- Identify what the community desires for itself based on its shared understanding.
- Serve as tools for evaluation of proposals, projects, ideas, and future directions.
- Provide an anchor during conflict, a way of finding common ground and shared values.
- Become a basis for coordination and cooperation.
- Offer a source of energy and enthusiasm for maintaining a commitment to the future of Ironwood.

VISION STATEMENT:

At the gateway to Michigan’s Upper Peninsula and nestled in the heart of “big snow country,” Ironwood is not only a getaway for winter recreationists, but a year-round destination that attracts residents and visitors alike. With world-class recreational opportunities; great civic spaces and cultural institutions; thriving businesses; unique historical attractions; and a welcoming and collaborative atmosphere, Ironwood is a complete community and a uniquely vibrant small town where people come to live, work, and play.

Loosely translated as “strength of will” and “courage in the face of adversity”, the Finnish word “**sisu**” encapsulates the spirit of the Ironwood community. The ethos of “sisu” is evident in the stories of Ironwood’s past, from its early days as a mining town- to World War I where over 1,500 Ironwood residents gave their lives in service to this country. The same resilient spirit continues to drive Ironwood today, as community members work together to preserve and promote the prosperity, heritage, and beauty of the Ironwood community.

GUIDING PRINCIPLES:

Ironwood is...

A friendly community Ironwood maintains a friendly and inviting atmosphere through the maintenance and beautification of public spaces and infrastructure- parks, streets, sidewalks, trails, and civic institutions. Residents, businesses, and civic organizations share in the responsibility to promote the community’s image through high quality service and hospitality. Ironwood is an “age-friendly” community that offers amenities and opportunities for individuals at all stages of life.

A connected/collaborative community Ironwood is a community connected both within itself and to its surrounding municipalities, the region, and beyond. Ironwood benefits from strong community connections

and technology infrastructure as well as a culture of volunteership, mentorship, partnership, collaboration, and shared prosperity.

An active community Ironwood is a destination for four-season recreation and outdoor amenities- and supports the ongoing development of events, businesses, and facilities that contribute to active and healthy lifestyles. Residents are known for being “active” in their recreational pursuits- such as biking, walking, skiing, snowmobiling, ATV-ing- as well as “actively engaged” in civic life, volunteerism, and community development.

A great destination Ironwood is a regional, national, and global destination known for its natural resources and scenic beauty, recreational assets, arts and cultural institutions, great schools, forward-thinking leaders, and skilled and creative workforce. Truly a gateway to all that the Upper Peninsula has to offer, Ironwood is a hub of economic and cultural activity for the region.

A rich story Ironwood is a community of stories with a rich heritage of hard work, service, family, and community. Community history is celebrated in the town’s historic buildings and sites- and through institutions, events, and programs that make visible the many story lines, new and old, woven into the tapestry of the community life.

A thriving community Ironwood is a place that cultivates creativity, entrepreneurship, and business innovation- and provides economic opportunity for residents of all ages. Ironwood leverages the strength of its educational institutions, business leaders and economic development entities, cultural institutions, and technological infrastructure- to create a supportive environment to grow new businesses, attract and expand existing businesses, and support those working in creative and innovative fields.

**Ironwood Comprehensive Plan
Report Outline 2/26/14**

1. Introduction

- a. About this report
- b. Authority to plan
- c. Process Overview
 - i. Past Planning Overview (see Appendix)
 - ii. Factbook Overview (see Appendix)
 - iii. Governmental cooperation (planning commission, inter-jurisdictional coordination)
 - iv. Public engagement overview (see Appendix)
- d. Document summary

2. Vision and Guiding Principles

3. Land Use and Community Character

- a. Issues and Opportunities
- b. Future land use
 - i. Future Land Use District Map
 - ii. Approach – District Strategy
- c. Districts/Neighborhoods
 - i. Land Use and Character description
 - ii. Development and Design principles
 - iii. Redevelopment/Infill Opportunities
 - iv. Goals and Policies
- d. Zoning and Regulatory Implications

4. Transportation

- a. Roadways
 - i. Issues and Opportunities
 - ii. Functional Classes & Map
 - iii. Goals and Policies
 - iv. Strategies
- b. Sidewalks + Trails
 - i. Issues and Opportunities
 - ii. Sidewalks
 - 1. Goals and Policies
 - 2. Strategies
 - 3. Future Improvements Map and Priorities
 - iii. Trails
 - 1. Goals and Policies
 - 2. Strategies
 - 3. Future Improvements Map and Priorities
- c. Transit
 - i. Issues and Opportunities
 - ii. Goals and Policies
 - iii. Strategies
- d. Wayfinding
 - i. Issues and Opportunities
 - ii. Goals and Policies
 - iii. Strategies
 - iv. Future Improvements Map and Priorities

5. Parks, Open Space, and Recreation (to meet requirements of the Michigan Natural Resources Trust Fund Act)

- a. Introduction (incl. Administrative Structure)

- b. Inventory of Existing Parks, Natural Resources and Recreation Facilities (system diagram)
 - i. Neighborhood
 - ii. Community
 - iii. Regional
 - c. Outdoor Recreation + Tourism
 - d. Issues and Opportunities
 - e. Goals and Policies
 - f. Strategies
6. Community Development
- a. Economic Development (will include discussion of downtown revitalization)
 - i. Issues and Opportunities
 - ii. Table of available services/resources
 - iii. Goals and Policies
 - iv. Strategies
 - b. Housing (will include discussion of downtown revitalization)
 - i. Issues and Opportunities
 - ii. Goals and Policies
 - iii. Strategies
 - c. Capacity Building
 - i. Issues and Opportunities
 - ii. Goals and Policies
 - iii. Strategies
7. Infrastructure
- a. Issues and Opportunities
 - b. Goals and Policies
 - c. Potable Water
 - i. System Overview
 - ii. Strategies
 - d. Storm Sewer System
 - i. System Overview
 - ii. Strategies
 - 1. Storm water best management practices
 - e. Sanitary Sewer System
 - i. System Overview
 - ii. Strategies
 - f. Other Public and Private Utilities
 - i. Telecommunications/Broadband
 - ii. Electric
 - iii. Gas
8. Civic Facilities & Institutions
- a. Issues and Opportunities
 - b. Goals and Policies
 - c. City Offices (Memorial Building)
 - d. Carnegie Library
 - e. Downtown Parking
 - f. Riverside Cemetery
 - g. Ironwood Area School District
 - i. LL Wright High School
 - ii. Norrie Elementary
 - iii. Sleigh Elementary
 - h. Gogebic Community College
 - i. Pat O'Donnell Civic Center
 - ii. Lindquist Student Center

- i. Health and Medical Facilities
 - i. Aspirus Grand View
 - 1. Hospital, Clinic, Chemotherapy, Surgical Center, Physical Therapy, Eye and Optical
 - ii. Mental Health Providers
 - iii. Elder Care providers
 - j. Public Safety Department
 - i. Staff
 - ii. Facility
 - k. Public Works
 - i. Facility
 - ii. Snow removal
 - l. Solid Waste
 - i. Solid Waste
 - ii. Recycling
 - iii. Yard Waste/compost
 - iv. Gogebic Range Solid Waste Management Authority
 - 1. Transfer Station Facility
9. Implementation
- a. Implementation matrix/summary
 - b. Regulatory controls
 - c. Intergovernmental cooperation/partners
 - d. CIP updates
 - e. Funding resources/public funding strategies
 - f. Amendments, updates, and special area plans/studies
10. APPENDIX A: Ironwood Fact Book
11. APPENDIX B: Summary of Public Engagement



213 S. Marquette St. Ironwood, MI 49938
Memorial Building, Conference Room #1, 2nd Floor

Planning Commission Meeting Agenda

1. Call to Order
2. Recording of the Roll
3. Approval of the February 5, 2014 Meeting Minutes
4. Approval of the Agenda
5. Citizens wishing to address the Commission regarding Items on the Agenda (Three-minute limit)
6. Citizens wishing to address the Commission regarding items not on the Agenda (Three-minute limit)
7. Items for Discussion and Consideration
 - a. Consideration of PC Case 2014-001 Rezoning of 810 Hill St from R-1 to C-3
 - b. Garage Amendment
8. Project Updates
9. Other Business
10. Next Meeting: April 2, 2014
11. Adjournment



**Proceedings of the Ironwood Planning Commission
Wednesday February 5, 2014**

A Regular Meeting of the Planning Commission was held on Wednesday, February 5, 2014 in the Conference Room #1, Second Floor of the Municipal Memorial Building in the City of Ironwood, Michigan.

1. Call to Order:

Chair Bergman called the meeting to Order at 5:30 p.m.

2. Recording of the Roll:

MEMBER	PRESENT		EXCUSED	NOT EXCUSED
	YES	NO		
Bergman, Thomas	X			
Burchell, Bob	X	Arrived 5:41 p.m.		
Cayer, Joseph Sr.	X			
Davey, Sam	X			
Lemke, Joseph		X	X	
Johnson, Leroy	X			
Semo, Rick, ex-officio, non-voting member	X			
Siler, Mark	X			
	7	1	Quorum	

Also present: Community Development Director Michael J.D. Brown and Ironwood Public Safety Director DiGiornio. Also in the audience Bruce Vukovich and Mr. and Mrs. Halverson as well as Eric Fitting.

3. Nominate and Elect Chair and Vice Chair: **Motion** by Davey to keep Bergman as Chairman and Burchell as Vice Chairman. **Second** by Johnson. **Motion carried 6 to 0.**

4. Approval of Minutes:

Motion by Davey to approve the December 4, 2013 Minutes. **Second** by Johnson. **Motion carried 6 to 0.**

5. Approval of the Agenda:

Motion by Davey to accept the Agenda. **Second** by Johnson. **Motion Carried 6 to 0.**

6. Citizens wishing to address the Commission regarding Items on the Agenda (three-minute limit):

None.

7. Citizens wishing to address the Commission regarding Items not on the Agenda (three-minute limit):

None.

8. Items for Discussion and Consideration:

a. **Public Hearing and Consideration of PC 2013-010 Site Plan Storage Units (Fitting):**

Chair Bergman read the Public Hearing Procedure to those present. Public notice of this meeting was posted in the Daily Globe.

- i. Open Public Hearing at 5:32 p.m.
- ii. Staff Report: Director Brown gave the staff report on this request.
- iii. Applicant Testimony: Johnson asked Mr. Fitting where his snow storage would be stored and Mr. Fitting stated that it would be in the northeast corner of the lots and the snow, when it melts, should flow into the ditch when spring comes.
- iv. Public Comment: There was no public comment for this site plan nor was there any public comment against this site plan.
- v. Bergman closed the public hearing at 5:39 p.m.
- vi. Discuss and consider Action: Discussion ensued.

Motion by Davey to approve the Site Plan for the Storage Units. **Second** by Johnson. **Motion carried 6 to 0.**

b. **Public Hearing and Consideration of PC Case 2014-001 Rezoning of 810 Hill Street from R-1 to C-3 (Vukovich):**

- i. Open Public Hearing at 5:40 p.m.
- ii. Staff Report: Director Brown gave the staff report on this request. Mr. Vukovich is requesting a zoning change from R-1 to C-3 zoning on the 810 Hill Street property. Mr. Halverson has been renting this building from him and is wanting to do things legally for his antiques business.
- iii. Applicant Testimony: Mr. Vukovich stated that this property has been commercial for many years, and that he checked with Mr. Hewitt regarding this. Mr. Vukovich stated that he has been paying commercial taxes on this property for many years so assumed it was commercial.
- iv. Public Comment: There was no public comment for this site plan nor was there any public comment against this site plan.
- v. Bergman closed the public hearing at 6:09 p.m.
- vi. Discuss and consider Action: Discussion ensued. No action was taken by this Planning Commission to rezone this property from R-1 to C-3. Applicant will refile his request at 810 Hill Street to go from the rezoning of R-1 to C-1.

c: Adopt 2014 Zoning Map: Director Brown presented the 2014 Zoning Map Update, stating that he and Assessor Hewitt had gone over this. Director Brown also stated that these updates

should be done yearly. However, this does not need to go to the City Commissioners for approval.

Motion by Cayer to accept the 2014 Zoning Map as presented. **Second** by Davey. **Motion Carried 7 to 0.**

d: Garage Amendment: Director Brown presented the staff report and discussion ensued.

The Planning Commission decided not to take any action on this item for now and asked for average lot size and house footprint in the R-1.

e: Medical Marijuana: Director Brown brought this item back to the table for an update. City Attorney Pope recommended an ordinance be created to designate a zoning district for dispensaries. Ironwood Public Safety Director DiGiornio spoke about this issue. DiGiornio stated that the bill to watch is HB4271. DiGiornio recommends that the City do nothing at this time until decisions in Washington, Colorado and Alaska have surfaced. The Planning Commission took no action on this issue and asked for an update when appropriate.

f: Joint Governmental Meeting March 31, 2014: Director Brown presented the memo.

9. Project Updates

HkGi (the Consultants) will either be here in person, or via internet for the March 5, 2014 meeting at 4:30 p.m. The regular meeting will take place at 5:30 p.m. A photo contest is taking place for the Comprehensive Plan. Winners' entries will be used in the comprehensive plan with their names. Five photos can be submitted. Please encourage those who have good pictures to submit them and to also fill out the release form. The winning pictures will be used in the Comprehensive Plan with the winner's name.

10. Other Business: None

11. Next Meeting: March 5, 2014 at 4:30 p.m. for a work session and 5:30 p.m. regular meeting.

12. Adjournment:

Motion by Johnson to adjourn the meeting at 7:30 p.m. **Second** by Cayer. **Motion Carried 7 - 0.**

Adjournment at 7:30 p.m.

Respectfully submitted

Thomas Bergman, Chairman

Kim M. Coon, Community Development Assistant



MEMO

To: Chair Bergman and Planning Commission

From: Michael J. D. Brown, Community Development Director

Date: February 27, 2014

Meeting Date: March 5, 2014

Re: PC Case 2014-001 Rezoning Request for 810 Hill St.

Request and Background

In February the Commission held a public hearing on a request from Brian Vukovich to rezone 810 Hill St. from R-1 Single Family Residential to C-3 Highway Commercial. The property is currently used for non-residential purposes of storage of equipment and antiques and automotive repair previously. Mr. Vukovich would like to continue to use it for non-residential purposes and sell antiques out of the building, however, because of its residential zoning no new uses can legally occupy and/or operate on the property per Section 34-523 Nonconforming Uses of Land of the Zoning Ordinance.

The Planning Commission after reviewing the request suggested the property be rezoned to C-1 Neighborhood Commercial or potentially issue a Conditional Use permit in the residential neighborhood. After reviewing this further and consulting with the City attorney staff has the following recommendations:

1. The City attorney has rendered the following opinion: *It is my opinion that Sec. 34-113 must be interpreted in conjunction with Sec. 34-254(2). As such, only a temporary conditional use permit may be issued for a neighborhood commercial use in an R-1 district. More importantly, the Planning Commission should not use conditional use permits to, in effect, rezone the property. Rather, a formal rezoning process should take place.*

Sec 34-113

http://library.municode.com/HTML/12286/level4/PTIICOOR_CH34ZO_ARTIIDIV6NECODI.html#PTIICOOR_CH34ZO_ARTIIDIV6NECODI_S34-113COUSPE

Sec 34-254(2)

http://library.municode.com/HTML/12286/level3/PTIICOOR_CH34ZO_ARTIVCOUSPE.html#PTIICOOR_CH34ZO_ARTIVCOUSPE_S34-254COUS

2. Sec 34-111: *The purpose of the C-1 neighborhood commercial district is to accommodate those retail sales and service facilities that are considered to be an indispensable function of residential neighborhoods. Commercial activities for neighborhood commercial are those which primarily offer goods and services which generally are required by a family on a daily or less than weekly basis. In view of this primary purpose, it is important that such neighborhood shopping developments be built around family, food, household and automotive services.*

F:\Community Development\Planning Commission\PLANNING COMMISSION\Cases\2014\2014-001 Rezoning 810 Hill St (Vukovich)\PC Memo 2014-001 March 2014.doc

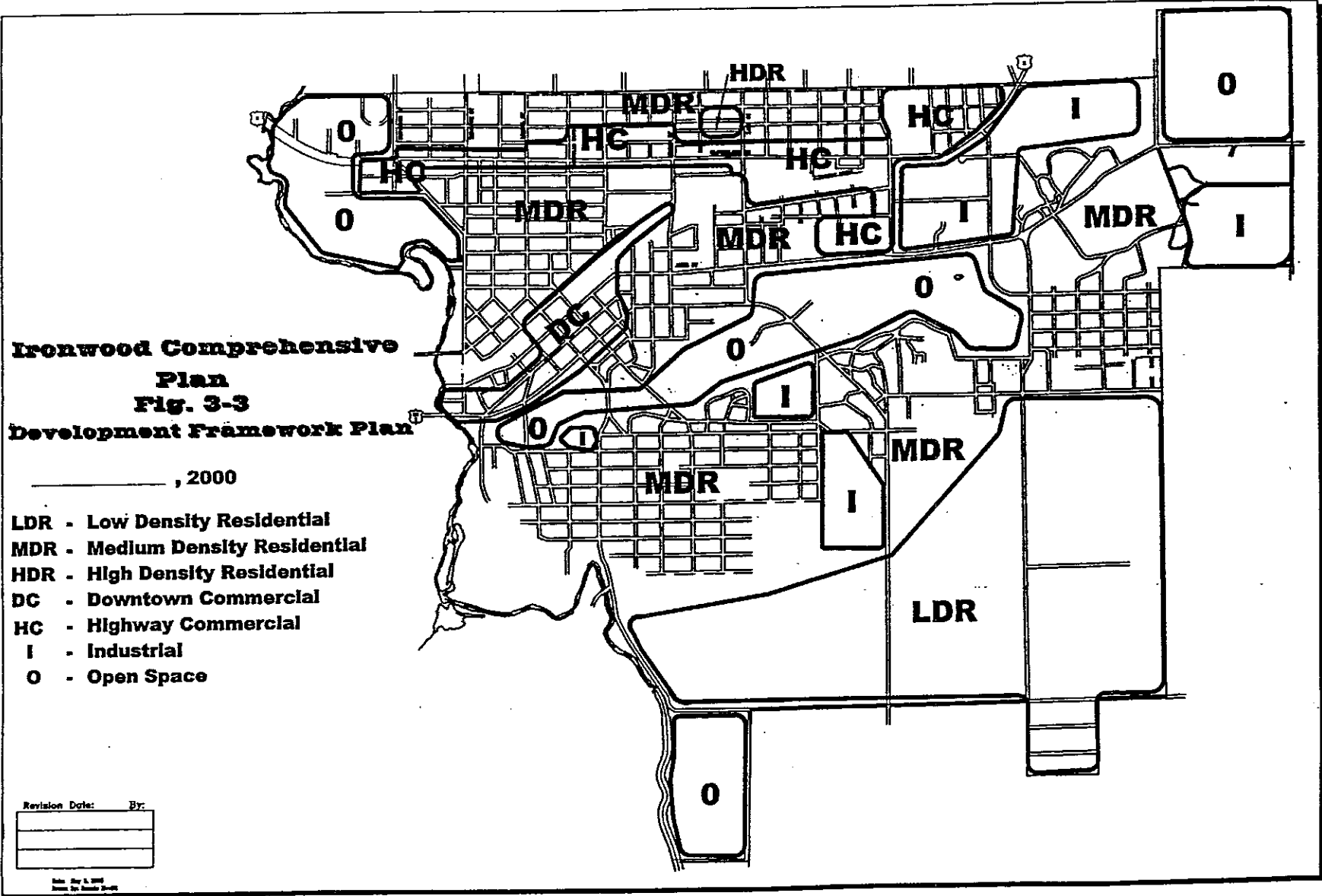
This Institution is an Equal Opportunity Provider, Employer and Housing Employer/Lender

Based on the purpose of the C-1 it is staff's opinion an antique retailer doesn't meet the above stated purpose. In addition, antique retailers are not listed as a permitted use nor should the City issue a conditional use per the City attorney's opinion.

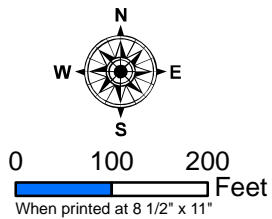
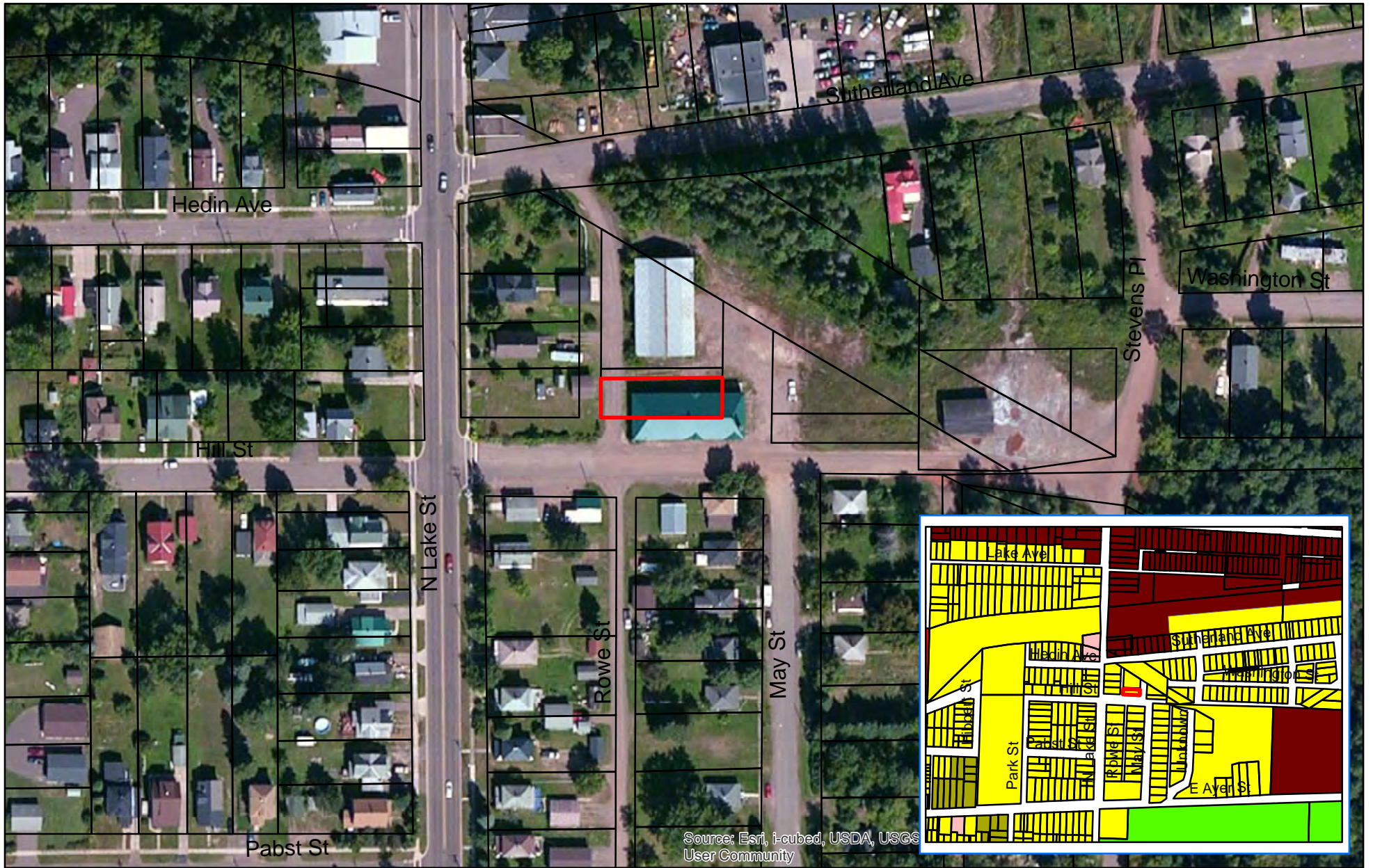
3. Therefore, if the City decides to rezone the property a C-3 Highway Commercial District is the most appropriate based on the proposed use. The next question to ask is if rezoning to C-3 is consistent with the Land Use Plan. Because a public hearing was already held for rezoning to C-3 no further hearings are required.

Recommendation

The Planning Commission should make a recommendation to the City Commission regarding rezoning 810 Hill St from R-1 to C-3 for its review and final decision.



Revision Date: _____ By: _____



PC Case 2014-001 Rezoning of 810 Hill St From R-1 to C-3

Tuesday, January 07, 2014

810 Hill St.
Zoning

- | | | |
|-----|-----|-----|
| R-1 | R-4 | C-2 |
| R-2 | O | C-3 |
| R-3 | C-1 | I |

Legend

The information contained in this map is for reference purposes only. The City of Ironwood is not responsible for the accuracy of the data.



MEMO

To: Chair Bergman and Planning Commission

From: Michael J. D. Brown, Community Development Director

Date: February 27, 2014

Meeting Date: March 5, 2014

Re: Garage Amendment

The Planning Commission has recently discussed changes to the garage/accessory buildings regulations at its November 6 and December 11, 2013 meetings as well as its February 5, 2014 meeting per the direction of the City Commission.

The City has received a number of variance requests/inquiries in regards to larger garages, location of garages on lots, and the number of accessory buildings per lot as well as accessory structures/garages as the primary and/or only structures on site. This amendment will attempt to address those issues and those that come up throughout this amendment process. I would ask the Planning Commission review the current regulation in regards to these criteria so a discussion can take place about what should be modified.

The changes the City has been discussing relative to accessory buildings and garages have two factors to take into consideration when making a change, which are common factors to most any ordinance change. The first are life/safety concerns. If regulations are modified to allow more and/or increased sizes of accessory buildings it increases the likelihood of flooding because there is less pervious surface available to soak up snow melt and stormwater. The second is aesthetics and personal preference. There is no right or wrong answer when it comes to how large a building should be, how many buildings should be on a lot or where it is located, it comes down to how that building will affect the look and feel of the neighborhood's character and the perception of what properties are worth based on how the neighborhood looks.

The average lot size in the R-1 is 40' x 140 (5,600 sq ft) and the average house foot print is 1,000 sq ft. When you factor in setback requirements (35'F, 10'S, 30'R) and maximum lot coverage (30%) This equates to only 1,500 sq ft of buildable space.

The majority of requests have been for increased sizes of structures in the R-1 District. Previous regulations permitted up to 1,200 square foot garages, recent updates to the Zoning Ordinance set sizes based on the size of the property the building will be constructed on. While this is an acceptable method of regulation, it may not be practical or desired in Ironwood for a number of reasons:

F:\Community Development\Ordinances\Accessory Buildings\2014\Garage Update\PC Memo March 2014.doc

This Institution is an Equal Opportunity Provider, Employer and Housing Employer/Lender

1. When the City was originally platted, many people didn't own cars or other motorized vehicles. There wasn't a need for garages or other accessory buildings.
2. Along with the original platting of lots, many lots are narrow and not deep enough to accommodate a large garage based on setbacks and lot coverage requirements.
3. Due to the nature of the outdoor recreation aspect of the community, there are other vehicles that require storage than just cars.
4. Blight has also been an issue the City has been addressing, and having larger garages can assist with storing unsightly items from the public's view.

The following definitions are from the Zoning Ordinance Section 34-2:

Accessory building means a subordinate building or structure on the same lot with the main building, or a portion of the main building, occupied or devoted exclusively to an accessory use. When an accessory building is attached to the main building in a substantial manner by a wall or roof, it shall be considered part of the main building.

Accessory use means a use subordinate to the main use on a lot and used for purposes customarily incidental to those of the main building, but does not include its use for dwelling, residential, lodging or sleeping quarters for human beings.

The following are links to the Accessory Building regulations for all residential districts:

R-1 Single Family Residential District

http://library.municode.com/HTML/12286/level4/PTIICOOR_CH34ZO_ARTIIDI_DIV2SIMIREDI.html#TOP
[TITLE](#)

34-53 Accessory Buildings

(1) Accessory buildings are permitted in the R-1 single-family residential district but not prior to erection of the principal buildings.

(2)

Accessory buildings shall be permitted in the R-1 district, provided the following regulations are met:

(a)

The total area and dimensions of all detached accessory buildings shall not exceed the following:

(i)

For lots of ten thousand (10,000) square feet in area or less, the accessory building shall not exceed twenty-six (26) feet by twenty-six (26) feet or six hundred seventy-six (676) square feet. They shall not exceed fifteen (15) feet in height.

(ii)

F:\Community Development\Ordinances\Accessory Buildings\2014\Garage Update\PC Memo March 2014.doc

This Institution is an Equal Opportunity Provider, Employer and Housing Employer/Lender

For lots greater than ten-thousand (10,000) square feet in area, up to one (1) acre, the accessory building shall not exceed thirty (30) feet by thirty (30) feet or nine hundred (900) square feet. They shall not exceed eighteen (18) feet in height.

(iii)

For lots greater than one (1) acre, the accessory building shall not exceed thirty-six (36) feet by thirty-six (36) feet or one thousand two hundred ninety-six (1,296) square feet. They shall not exceed eighteen (18) feet in height.

- (3) An accessory building located in the rear yard shall not occupy more than twenty-five (25) percent of the required rear yard area;
- (4) Accessory buildings in excess of two hundred (200) square feet must be designed, constructed, and finished such that the exterior appearance is compatible in terms of materials, color, and general construction with that of the main building;
- (5) Detached accessory buildings shall be located according to the following:
 - (a) For lots less than seventy (70) feet in width, no wall of a detached accessory building shall be closer than three (3) feet from any point along the adjoining property lines, and the drip edge shall not be closer than two (2) feet from any point along the adjoining property line; and
 - (b) For lots greater than or equal to seventy (70) feet in width, no wall of a detached accessory building shall be closer than five (5) feet from any point along the adjoining property lines, and the drip edge shall not be closer than three (3) feet from any point along the adjoining property line.
- (6) The use of temporary tent type buildings is strictly prohibited in the R-1 district. All accessory buildings shall be of wood frame construction, and shall meet all applicable building codes. This does not prohibit the use of tents for temporary events such as garage sales, weddings, or other similar events.
- (7) One (1) accessory building, in addition to the principal garage, is permitted, but may not exceed two hundred (200) square feet.
- (8) No part of any front yard shall be used for any attached or detached accessory building nor for the permanent parking of unlicensed and/or inoperable vehicles.

34-54 Dimensional Requirements

(3) Maximum lot coverage: All buildings, including accessory buildings, shall not cover more than thirty (30) percent of the total lot area.

R-2 Multi Family Residential District

http://library.municode.com/HTML/12286/level4/PTIICOOR_CH34ZO_ARTIIDI_DIV3MUREDI.html#TOPTITLE

F:\Community Development\Ordinances\Accessory Buildings\2014\Garage Update\PC Memo March 2014.doc

This Institution is an Equal Opportunity Provider, Employer and Housing Employer/Lender

34-73 Accessory Buildings

(1) Accessory buildings shall adhere to the following:

- (a) Accessory buildings shall not exceed eighteen (18) feet in height on any residential lot.
 - (b) The maximum square footage for accessory buildings in the R-2 district shall be nine hundred (900) square feet.
 - (c) An accessory building located in the rear yard shall not occupy more than twenty-five (25) percent of the required rear yard area;
 - (d) Accessory buildings in excess of two hundred (200) square feet must be designed, constructed, and finished such that the exterior appearance is compatible in terms of materials, color, and general construction with that of the main building.
 - (e) Detached accessory buildings shall be located so that no drip edge of a detached accessory building shall be closer than ten (10) feet from any point along the adjoining property lines.
 - (f) Detached accessory buildings shall be located no closer than twenty (20) feet to the nearest point of a dwelling unit on an adjoining lot.
 - (g) The use of temporary tent type buildings is strictly prohibited in the R-2 district. All accessory buildings shall be of wood frame construction, and shall meet all applicable building codes. This does not prohibit the use of tents for temporary events such as garage sales, weddings, or other similar events.
- (2) No part of any front yard shall be used for any attached or detached accessory building nor for the permanent parking of unlicensed and/or inoperable vehicles.

34-74 Dimensional Requirements

(5) *Maximum lot coverage.* All buildings, including accessory buildings, shall not cover more than forty (40) percent of the total lot area.

R-3 Rural Residential District

http://library.municode.com/HTML/12286/level4/PTIICOOR_CH34ZO_ARTIIDI_DIV4RURED.html#PTIICOOR_CH34ZO_ARTIIDI_DIV4RURED_S34-96ACBU

34-96 Accessory Buildings

In the R-3 rural residential district, an accessory building, including a garage, shall not be erected in any required front yard, shall not exceed thirty-five (35) feet in height and shall be at least fifty (50) feet from the side lot lines and one hundred (100) feet from rear lot lines. No part of any required front yard shall be used for any attached or detached accessory building nor for the permanent parking of unlicensed and/or

F:\Community Development\Ordinances\Accessory Buildings\2014\Garage Update\PC Memo March 2014.doc

This Institution is an Equal Opportunity Provider, Employer and Housing Employer/Lender

inoperable vehicles.

R-4 High Density Residential

http://library.municode.com/HTML/12286/level4/PTIICORR_CH34ZO_ARTIIDI_DIV5HIDEREDI.html#PTIICORR_CH34ZO_ARTIIDI_DIV5HIDEREDI_S34-102ACBU

34-102 Accessory Buildings

(1) Accessory buildings are permitted in the R-4 residential district but not prior to erection of the principal buildings.

(2)

Accessory buildings shall not occupy more than forty (40) percent of the rear yard, nor shall they be closer to the side lot line than:

(a)

Three (3) feet on lots seventy (70) feet in width and less. For corner lots, the side yard abutting a street shall be at least ten (10) feet;

(b)

Five (5) feet on lots over seventy (70) feet in width. For corner lots, the side yard abutting a street shall be at least ten (10) feet;

(c)

Accessory buildings shall not exceed fifteen (15) feet in building height and shall be at least five (5) feet from principal buildings and not closer than five (5) feet from the rear lot line.

(3)

One (1) accessory building, in addition to the principal garage, is permitted, but may not exceed two hundred (200) square feet.

(4)

No part of any front yard shall be used for any accessory building or garage nor for the permanent parking of vehicles.

34-103 Dimensional Requirements

(3) *Maximum lot coverage.* All buildings, including accessory buildings, shall not cover more than thirty (30) percent of the total lot area.