

Sumter City-County Planning Commission

February 27, 2013

OA-13-01, Accessory Structures/AC Zoning District (County)

I. THE REQUEST

Applicant: Planning Staff

Request: Request to amend Article 4, Section 4.g.2 (Residential Accessory Structures) of the County Zoning and Development Standards Ordinance to add language permitting accessory structures as principal structures on vacant parcels in the AC Zoning District.

II. BACKGROUND

County Council has requested that Planning Staff explore amending the zoning ordinance to allow residential accessory structures on properties within the Agricultural Conservations (AC) zoning district without an existing principal structure. These structures would comply with principal structure development standards.

The reason for the amendment is to allow a property owner who has a tract of land out in the rural county to construct or place an accessory building such as a storage building for personal storage, carports & garages for vehicles, etc. without having to place on their primary residential property.

The intent of the Agricultural Conservation zoning district is to preserve areas of the county which are rural in character and use. Allowing buildings strictly for personal storage would be in keeping with the intent of this district. There are permitted uses currently allowed by Ordinance today such as US Postal Service and Residential Care Facilities which are much more intense uses than purely storage facilities.

The current regulations regarding this issue are the following:

Article 10 Definition:

Accessory Building – A building subordinate to the principal building on a lot used for the purposes customarily incidental to those of the main building.

Accessory Use – A use incidental to and on the same lot as a principal use.

Currently, the County Zoning Ordinance requires all residential accessory buildings be constructed on parcels which already have a principal residential structure. ***Section 4.g.2.a.1 states:***

No accessory building or structure shall be constructed on any residential lot prior to the time of construction of the principal building to which it is accessory

Recently, the staff has had several requests for accessory type storage buildings on vacant AC parcels in the county. This has prompted direction from County Council to direct staff to look into possible options through an ordinance amendment to allow for this under special criteria.

III. DRAFT ORDINANCE AMENDMENT

Proposal

SECTION G: ACCESSORY BUILDINGS AND USES

4.g.2. Residential Accessory Structures: Residential accessory structures shall comply with the following:

a. Conditions & Exceptions:

- 1.** No accessory building or structure shall be constructed on any residential lot prior to the time of construction of the principal building to which it is accessory. **Exemption: AC Zoning District ONLY with 5 or > acres - See Note on Table Exhibit 8A for required development standards.**
- 2.** Accessory buildings attached to the principal structure by a common roofline or breezeway shall be treated as part of the principal structure and shall meet all principal setbacks for the zoning district in which it is located.
- 3.** Any accessory building 120 sq. ft. in size or smaller (i.e. play houses, well pump houses, and other similar uses) will not be counted as accessory structures however, they must comply with accessory structure 5 ft. minimum setbacks and shall be limited to two (2) per parcel.

EXHIBIT 8A

Maximum square footage of residential accessory structures based on gross acreage

Acreage	0	0.1	0.2	0.3	0.4	0.5	0.6	0.7	0.8	0.9
**<0.5	See note 1									
0.5	1100	1150	1250	1350	1450	-	-	-	-	-
1.0	1500	1525	1550	1575	1600	1625	1650	1675	1700	1725
2.0	1750	1775	1800	1825	1850	1875	1900	1925	1950	1975
3.0	2000	2025	2050	2075	2100	2125	2150	2175	2200	2225
4.0	2250	2275	2300	2325	2350	2375	2400	2425	2450	2475
≥ 5.0	Exempt, see note 2 & 3									

NOTES:

- 1. Maximum size for accessory structures on all parcels less than 0.5 acres in size is 1000 sq. ft.**
- 2. All parcels over 5 acres in size are exempt from maximum square footage requirements, however, each zoned parcel shall not exceed the maximum impervious surface ration for the given zoning district.**
- 3. Agricultural Conservation (AC Zoning District ONLY) with 5 acres or more are exempt from requirement of having a principal structure on the property in order to build an accessory building on a person's property. These structures will be treated as principal structures meeting principal setbacks, distance between buildings, maximum height of 35 feet and maximum of two structures per parcel. Access to the structure shall be provided by paved road, gravel or dirt road as long as it provides reasonable access from off a public ROW with approved driveway encroachment permit. Lot shall meet the minimum lot width at the street as setforth in the County Zoning ordinance for all other lots of at least 60 feet.**

IV. DRAFT MOTIONS

I move that the Planning Commission approve Staff's Proposal of OA-13-01 as submitted by the applicant.

I move that the Planning Commission deny Staff's Proposal of OA-13-01 as submitted by the applicant.

I move that the Planning Commission consider an alternate action on OA-13-01.

V. PLANNING COMMISSION – FEBRUARY 27, 2013

The Sumter City-County Planning Commission at its meeting on Wednesday, February 27, 2013, recommended approval for this request.

VI. COUNTY COUNCIL – MARCH 12, 2013 – FIRST READING