

Sumter City-County Planning Commission

May 23, 2012

OA-12-04, Accessory Structure Sizes (County)

I. THE REQUEST

Applicant: Sumter County

Request: Request to amend *Article 4, Exhibit 8A, Maximum square footage of residential accessory structures based on gross acreage* in order to increase the maximum size of accessory buildings on an incremental basis.

II. BACKGROUND

In April of 2009, Sumter County Council passed Ordinance Amendment OA-09-01 which amended the residential accessory structure rules and regulations to allow properties over 0.5 acres in size to have residential accessory buildings over 1000 sq. ft. in size based on a sliding scale that is tied to the gross acreage of the lot. After three years of implementation, Planning Staff has been directed by County Council to revise Exhibit 8A to implement an incremental increase in the maximum size of residential accessory structures as outlined in Article 4.

As proposed, 0.5 to 0.9 acre parcels would see a graduated step up in size with all parcels 1.0 acres and greater having an additional 300 sq. ft. added to the maximum square footage. This incremental change is to address the issues related to maximum allowed building size that have been encountered over the last three years of implementation.

III. ZONING ORDINANCE SUBCOMMITTEE – MAY 14, 2012

The Subcommittee concurred with Council's recommendation. In addition, the Subcommittee proposed that the Exempt acreage size be reduced from 10 acres to 5 acres. Under current regulations, all parcels over 10 acres in size are exempt from maximum square footage requirements; however each zoned parcel cannot exceed the maximum impervious surface ratio for the given zoning district.

IV. PROPOSED ORDINANCE AMENDMENT

Amend Article 4, Exhibit 8A to reflect the following (note that changes are in **Boldface** type):

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	1120 1150	1140 1250	1160 1350	1180 1450	-	-	-	-	-
1.0	1200 1500	1225 1525	1250 1550	1275 1575	1300 1600	1325 1625	1350 1650	1375 1675	1400 1700	1425 1725
2.0	1450 1750	1475 1775	1500 1800	1525 1825	1550 1850	1575 1875	1600 1900	1625 1925	1650 1950	1675 1975
3.0	1700 2000	1725 2025	1750 2050	1775 2075	1800 2100	1825 2125	1850 2150	1875 2175	1900 2200	1925 2225
4.0	1950 2250	1975 2275	2000 2300	2025 2325	2050 2350	2075 2375	2100 2400	2125 2425	2150 2450	2175 2475
≥ 5.0	Exempt, see note 2									

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 ~~10~~ **5** acres in size are exempt from maximum square footage requirements; however, each zoned parcel shall not exceed the maximum impervious surface ratio for the given zoning district.

V. STAFF RECOMMENDATION

The number of permitted residential accessory structures will be unaffected by the proposed change. The incremental increase in accessory structure size will have no impact on the County as a whole. Additionally, decreasing the exempt acreage to 5 acres from 10 acres will have minimal impact. Staff recommends approval.

VI. PLANNING COMMISSION – MAY 23, 2012

The Sumter City-County Planning Commission at its meeting on Wednesday, May 23, 2012, recommended approval of this request.

VII. COUNTY COUNCIL – JUNE 12, 2012 – FIRST READING