



Planning & Zoning Commission

COMMUNITY DEVELOPMENT DEPARTMENT
 May 27th, 2008 Meeting

SUBJECT: Consider amending Section 166.23, Accessory Buildings and Garages to include setbacks for detached accessory buildings in the R-2 Zoning District and for detached accessory buildings for animal keeping purposes in the A Animal Keeping Overlay District.

SYNOPSIS:

As a result of an inquiry by a Johnston resident, city staff has discovered that setback requirements have been omitted in the Johnston Zoning Ordinance for the R-2 One and Two Family Residential Zoning District. It was also noted that the setbacks for detached accessory structures used for animal keeping purposes have not been modified to account for the addition of the A Animal Keeping Overlay District.

Single family dwellings are currently allowed in the R-2 district with the same setbacks as the R-1(60) zoning district. For consistency city staff recommends adopting the accessory structure setbacks for the same district, which would establish the setbacks as follows:

Front Yard:	30 feet
Side Yard:	7 feet
Sum of Side Yards:	15 feet
Rear Yard:	7 feet

The amendment would also extend the prohibition on constructing an accessory structure between the front lot line and front building line that is already in place for the R-1 and R-1A to the R-E and R-2 districts.

City staff is also recommending adopting the same current setbacks for detached accessory structures for animal keeping purposes for the R-E and R-1A districts as the setbacks for such structures constructed in the A Animal Keeping Overlay District. This would establish the following setbacks for the overlay district:

From Residence:	50 feet
Front Yard:	150 feet
Side Yard:	50 feet
Rear Yard:	50 feet

RECOMMENDATION: The staff recommends approval and provides the following motions for the commission's consideration:

The Planning & Zoning Commission recommends approval of PZ Case No. 08-18; Amending Section 166.23, Accessory Buildings and Garages to include setbacks for detached accessory buildings in the R-2 Zoning District and for detached accessory buildings for animal keeping purposes in the A Animal Keeping Overlay District

Motion by _____, seconded by _____ to recommend approval of PZ Case No. 08-18.

Attachments: Copy of Current Section 166.23 of the Johnston Zoning Ordinance
Notification Sent for Publication to the Des Moines Register
Draft Ordinance