

ACCESSORY BUILDING AREA

	<u>30% of 1st Floor Area</u>	<u>30% of Total Floor Area</u>
<u>SF-7</u> Maximum floor area w/30% in accessory building	1,885 sq.ft.	3,770 sq.ft.
Maximum area in accessory building	565 sq.ft.	1,131 sq.ft.
<u>SF-10</u> Maximum floor area w/30% in accessory building	2,693 sq.ft.	5,386 sq.ft.
Maximum area in accessory building	807 sq.ft.	1,615 sq.ft.

Current Requirements

Proposed Requirements

Permitted Uses  
as accessory  
to residential  
use:

Storage buildings not  
larger than 225 sq. ft. nor  
taller than 10 ft.

Accessory buildings not  
larger than 250 sq. ft.  
nor taller than 15 ft.

One portable storage  
building per lot not  
larger than 120 sq. ft. nor  
taller than 10 ft.

One portable building  
per lot not larger  
than 120 sq. ft. nor  
taller than 10 ft.

Conditional Uses  
as accessory  
to residential  
use:

Storage buildings over  
225 sq. ft. or taller  
than 10 ft.

Accessory buildings  
over 250 sq. ft. or  
over 15 ft. tall or  
not meeting the materials  
requirements, or portable  
buildings over 120 sq. ft.  
or 10 ft. tall

Agenda Notes:  
City Council - 11/5/85

III. B. Hold Public Hearing and Consider Approval of an Amendment to the Comprehensive Zoning Ordinance Regulating Exterior Building Materials for Accessory Structures in "SF-16", "SF-10", "SF-7", "ZLL-5", and "2-F" Zoning Classifications

As the Council has requested, the Planning and Zoning Commission has reviewed the exterior building materials requirements in the single family, zero lot line and duplex zoning districts. As you are aware, the ordinance currently has no exterior building materials requirements in residential zoning classifications for main or accessory buildings. After reviewing this the Planning and Zoning Commission recommended that the ordinance be amended to regulate the exterior building materials requirements for accessory buildings only in residential classifications. The following recommended changes would not pertain to main structures.

Below is the proposed wording as recommended by the Planning and Zoning Commission.

Permitted uses in the "SF-16", "SF-10", "SF-7", "ZLL-5", and "2-F" classifications would be revised to read: "Accessory buildings, each not to exceed 250 sq. ft. in area or 15 ft. in height provided the exterior covering contains only the same materials as the main structure and is an accessory to a residential use on the same lot.

One portable storage building per lot not to exceed 120 Sq. Ft. in area nor 10 ft. in height as an accessory to a residential use on the same lot."

Conditional uses would be amended to read as follows:

"Accessory buildings to include detached garages in excess of 250 sq. ft. or 15 ft. in height or a structure does not contain the same materials as the main structure, or portable storage buildings in excess of 120 sq. ft. or 10 ft. in height as an accessory to a residential use on the same lot."

The Planning and Zoning is also recommending that a requirement be added to the ordinance that accessory buildings may only be permitted if a building permit has been issued for the permanent structure on the lot, and that the definition of portable buildings be amended to state that they may or may not have a foundation.

These changes will require that accessory buildings be constructed of the same kind of materials that main structures are constructed of, not necessarily in the same proportion.

Following is a comparison between the proposed requirements as recommended by the Planning and Zoning Commission and the current requirements in the Zoning Ordinance for accessory buildings.

PLANNING AND ZONING ACTION SHEET

Applicant: City of Rockwall

Case No. 85-79-2

Property Description Amend Comprehensive Zoning Ord

Case Subject Matter regulate exterior building materials  
in SF-16, SF-10, SF-7, 2-F, 22L-5

CASE ACTION

	<u>Approved</u>	<u>Disapproved</u>	<u>Tabled</u>
Date to P&Z: <u>October 10, 1985</u>	_____	_____	_____

Conditions: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date to City Council \_\_\_\_\_

Conditions: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Ordinance No. \_\_\_\_\_

Date: \_\_\_\_\_

ITEMS IN FILE

Zoning Cases

Plat/Site Plan Cases

- N/A Application
- N/A Site Plan
- N/A Filing Fee
- \_\_\_\_\_ Notice to Paper
- N/A Notice to Residents
- N/A List of Residents Notified
- N/A Residents' Responses
- N/A Consultant's Review
- \_\_\_\_\_

- \_\_\_\_\_ Application
- \_\_\_\_\_ Filing Fee
- \_\_\_\_\_ Plat/Plan
- \_\_\_\_\_ Engineer's Review
- \_\_\_\_\_ Consultant's Review
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

**Agenda Notes**  
P&Z - 10/10/85

- V. Hold Public Hearing and Consider Approval of an Amendment to the Comprehensive Zoning Ordinance Regulating Exterior Building Materials for Accessory Structures in "SF-16", "SF-10", "SF-7", "ZLL-5" and "2-F" Zoning Classifications

As we discussed at the Work Session, the Council has requested the Planning and Zoning Commission to review the exterior building materials requirements in the Single Family, Zero Lot Line and Duplex Zoning Districts. We currently have no exterior material requirements for residential districts for main or accessory buildings. We have recently had a metal garage/storage building erected on an "SF-10" lot which does meet our current standards. This has generated a substantial amount of concern.

Below is the proposed wording we discussed at the Work Session to amend the ordinance to address accessory buildings. We are getting an opinion from our Attorney on this wording and will have a report for you at the meeting.

B. Permitted uses:

Revise to read: One accessory building<sup>5</sup> <sup>each</sup> per lot not to exceed 250 sq. ft. in area nor 15 ft. in height provided the exterior covering contains the same materials as the main structure and is an accessory to a residential use on the same lot.

*only*

One portable storage building per lot not to exceed 120 sq. ft. in area nor 10 ft. in height and is an accessory to a residential use on the same lot.

C. Conditional Uses.

*include detached garages*

Accessory Buildings in excess of 250 sq. ft. or 15 ft. in height or portable storage buildings in excess of 120 sq. ft. or 10 ft. in height as an accessory to a residential use on the same lot (or if structure does not match the main building. *contain the same materials as*)

Revision of Accessory Building to include garages would complete the change.

*and without amend portable Bldg def*

*include accessory bldg must be built under permit for main structure*

Agenda Notes  
P&Z - 4/10/86

- IV. E. Consider Approval of Amending the Comprehensive Zoning Ordinance to Provide for the Regulation of Exterior Materials for Accessory Structures within the "SF-16", "SF-10", "SF-7", "ZLL-5" and "2-F" District Classifications

We need to continue our discussion regarding the amendment to the Comprehensive Zoning Ordinance concerning regulation of exterior building materials. I have again included a copy of the alternatives that we have been discussing and we can continue the discussion Thursday night.