COUNTY AGENDA REQUEST

Department:	Commissioners	Presenter(s):	Chairman Steve Brown
Meeting Date:	Thursday, May 23, 2013	Type of Request:	New Business

Wording for the Agenda:

Discussion of square-footage limitations for accessory structures in residential zonings.

Background/History/Details:

Chairman Brown is requesting the Planning Commission to examine and review the preparation of ordinance changes allowing detached accessory structures, such as recreational gyms, on lot sizes of 5-acres or more.

There are many professional athletes, car enthusiasts, and others who want to reside in Fayette County, but who also want to have accessory buildings for gyms or collectible automobile storage.

Chairman Brown would like to insure that Fayette County can attract such residents, and their spending power, in a thoughtful manner.

What action are you seeking from the Board of Commissioners?

Chairman Brown is seeking the Board's approval to direct the Planning Commission to review square-footage limitations for accessory buildings in residential zonings, and to work on the preparation of an ordinance that will allow detached accessory structures on lot sizes of 5-acres or more.

If this item requires funding, please describe:

Not Applicable.

Has this request been considered within the past two years?	No	If so, when?	
Is Audio-Visual Equipment Required for this Request?*	No	Backup Provided with Request?	Yes

**** All audio-visual material must be submitted to the County Clerk's Office no later than 48 hours prior to the meeting. It is also your department's responsibility to ensure all third-party audio-visual material is submitted at least 48 hours in advance.***

Approved by Finance	Not Applicable	Reviewed by Legal	
Approved by Purchasing	Not Applicable	County Clerk's Approval	Yes
Administrator's Approval			

Staff Notes:

Date: May 14, 2013

To: Steve Brown, Chairman

From: Pete Frisina

Subject: Discussion of Square Footage Limitations for Accessory Structures in Residential Zonings.

Accessory structures are regulated under Article V, Sec. 5-20. Accessory Structures and Uses, of the Fayette County Zoning Ordinance. In A-R and all residential zoning districts, each lot is limited to the following in terms of the number and size of accessory structures:

Number and Size. The number and size of accessory structures shall conform to the requirements described herein.

1. *Accessory structures shall be limited to one (1) of the following options*:

   a. Two (2) accessory structures, per individual lot, that shall not exceed a combined total of 1,800 square feet of floor area (see Total Square Footage.) The square footage of the largest accessory structure shall not exceed the total square footage of the principal structure. One (1) of these accessory structures may include up to 700 square feet of heated and finished floor area to be utilized as a guest house. An accessory structure combined with a guest house, under this option, shall be deemed as one (1) accessory structure; or (Amended 05/24/12)

   b. One (1) accessory structure, per individual lot, not to exceed 1,800 square feet of floor area (see Total Square Footage), or the total square footage of the principal structure, whichever is less. This accessory structure may include up to 700 square feet of heated and finished floor area to be utilized as a guest house. An accessory structure combined with a guest house, under this option, shall be deemed as one (1) accessory structure. (Amended 05/24/12)

Staff needs direction from the Board of Commissioners on whether to study and consider amendments to the Zoning Ordinance in regards to this matter.