



Staff Report

Text Amendment

Case #: TA-2021-04-00022

Attachments:

Staff Report, City Attorney Letter

Work Session: Thursday, May 27, 2021

Public Hearing: Thursday, June 3, 2021

Request:

TA-2021-04-00022 Text Amendment to UDC Ord#14-5364 Article 6.1.1 Residential Single-Family to revise description in regards to boats on trailers

City Attorney interpretation of Section 6.1.1 allows boats on trailers to be stored on residential property without any restriction and in any location on the property. There are areas of the City where boats on trailers are stored on the grass and directly in front of homes. This seems to violate the spirit of the exception for boats, but not the literal reading of this section.

The request is for the Zoning Commission to review and make a recommendation to the City Council whether Section 6.1.1 should be amended to:

- (a) Delete the exception for boats on trailers (meaning they must be in an enclosed area, such as a garage);
or
- (b) Limit the areas where boats on trailers can be stored (driveways or hard surfaces or carports, and/or not visible from the street, etc); or
- (c) Whether there should be no change.

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April 19, 2021

To: Tracie Schillace

From: Andre G. Coudrain 

Re: Review and Recommendations on Amendment to UDC

In the course of enforcing the City's Unified Development Code, questions and issues have arisen concerning the storage of boats on trailers on property zoned single family residential. Section 6.1.1 is reproduced below, with the subject text highlighted:

6.1.1 Residential Single-Family. The Residential Single Family Districts are intended to accommodate single-family houses on individual lots. These districts should be applied in areas where the land use pattern is predominately single-family residential or where such land use pattern is desired in the future. These districts allow residential cluster development with smaller minimum lot sizes and additional building types in exchange for protecting significant common open space. For all Residential Single Family Districts, no outdoor storage is permitted in front, side, or rear areas visible from the street, except in enclosed areas such as a garage. This includes storage in the following areas: front or side porches, carports and breezeways, or storage on a trailer. **Boats on trailers will not be included in this prohibition.** Storage of brush, fence posts, crates, vehicle tires, vehicle bodies or parts, scrap metal, bed mattress or springs, water heater or other household appliances, damages, stored or discarded furniture and other household goods or items, material recovered from demolition or other discarded objects three (3) feet or more in length shall not be allowed or permitted on the premises. Temporary storage of items that include trash, leaves, brush, and refuse, for not more than seven (7) days that are being discarded or removed from the premises, will not be in violation of this part.

My interpretation of this section allows boats on trailers to be stored on residential property without any restriction and in any location on the property.

There are areas of the City where boats on trailers are stored on the grass and directly in front of homes. This seems to violate the spirit of the exception for boats, but not the literal reading of this section.

I ask that the Planning and Zoning Commission review and make a recommendation to the City Council whether Section 6.1.1 should be amended to:

- (a) Delete the exception for boats on trailers (meaning they must be in an enclosed area, such as a garage); or
- (b) Limit the areas where boats on trailers can be stored (driveways or hard surfaces or carports, and/or not visible from the street, etc.); or
- (c) Whether there should be no change.

I am happy to review further with you and attend any meeting where this is discussed.