



Staff Report

Agenda Item No. D-2

To: City of Imperial Planning Commission

From: Othon Mora, Community Development Director

Date: November 5, 2021

Subject: Zoning Code Text Amendment- ZCTA #2101
Development Standards for attached or detached canopies in Residential Zones

Background

Accessory buildings and structures, attached or detached in all residential zones is currently as follows:

“24.03.140 (A)-Accessories Buildings and Structures. A detached accessory structure may be located within an interior side yard or rear yard; provided, that such structure is located no closer than five (5) feet to an interior side or rear lot line and is at least ten (10) feet from the main structure.”

Staff has found that applicants frequently request a modification from these regulations. An amendment to the Zoning Ordinance is necessary for accessory structures due to the fact that current residential lots are small and residents are unable to build a decent size patio in their backyards. Amending the zoning ordinance would also streamline permit processing.

Discussion/Analysis

The following is the recommended amendment based on general comments from the public and previous discussion by the Planning Commission.

“Accessory Buildings and Structures. Accessory buildings and structures, attached or detached, shall meet all of the requirements for location of the main structure, except as herein provided.

- 1. Accessory buildings or structures, attached or detached, may be located within an interior side yard or rear yard; provided that such structure is located no closer than three (3) feet to an interior side or rear lot line.”*

These minor adjustment to the development standards promotes opportunities for efficient use of residential land and compact development, and add flexibility in the regulations that support expected development in the city and is in the interest of the community.

Environmental Compliance

The project is categorically exempt from the California Environmental Quality Act (CEQA) under Section 15061(b)(3) of the Guidelines.

Public Notification

The public hearing scheduled for November 10, 2021 was duly noticed in the Imperial Valley Press, a newspaper of general circulation on October 31, 2021.

Recommendation

Staff recommends the Planning Commission conduct a public hearing to receive comments for and against the project. Unless sufficient evidence to the contrary is presented at the public hearing, Staff recommends that the Planning Commission approve the Zoning Text Amendment in regards Development Standards for attached or detached canopies in Residential Zones.

Attachments

- RESO 2021-14

Respectfully submitted,

Othon Mora, MCM, CBO
Community Development Director

RESOLUTION PC 2021-14

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IMPERIAL RECOMMENDING AN AMMENDMENT OF THE ZONING ORDINANCE SECTION 24.03.140(A) RELATING TO DEVELOPMENT STANDARDS FOR DETACHED CANOPIES IN RESIDENTIAL ZONES

WHEREAS, a duly notified public hearing was held by the Planning Commission on November 10, 2021.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Imperial to recommend the amendment of Section 24.03.140 (A) of the Imperial Zoning Ordinance as follows:

SECTION 1: Section 24.03.140(A), “Accessory Buildings and Structures” of the Imperial Municipal Code is hereby amended to read as follows:

“A. Accessory Buildings and Structures. Accessory buildings and structures, attached or detached, shall meet all of the requirements for location of the main structure, except as herein provided.

1. Accessory buildings or structures, attached or detached, may be located within an interior side yard or rear yard; provided that such structure is located no closer than three (3) feet to an interior side or rear lot line.
2. A detached accessory structure shall meet the setback requirements of the main building for the front and street side yard areas.”

PASSED, ADOPTED AND APPROVED by the Planning Commission of the City of Imperial, this 10 day of November 2021.

Planning Commission Chairman

ATTEST:

Planning Secretary