



MEMORANDUM

DATE: August 10, 2020
TO: Chairperson Cauley, Members of the Planning Commission, and Administrator Meyer
FROM: Cynthia Smith Strack, Community Development Director
RE: Agenda Item 6.1: Discussion Rear Loading Garage Setback

GENERAL INFORMATION

Code requires rear-loading structures be setback 15' from the rear lot line. All other structures have a rear-yard setback of five feet. Staff has been requiring structures accessed from an alley to be setback 15'. Several questions pertaining to side-loading garage setback have been received. There are numerous instances where property owners have elected to place atypical accesses to structures purposefully oriented with overhead door opening on the side of the structure. Staff views this as an attempt to avoid a required 15' setback in favor of a five-foot setback. Others disagree favoring placement of structures closer to alley right of way and ability to monitor garage access from dwelling.

In the built environment atypical access points result in atypical parking of vehicles, atypical entrances, undefined access points, access points near or on property lines, and storage of items in the five-foot setback (and partially in the alley right-of-way).

Attached are aerial photos illustrating alternate accesses.

Discussion is requested.



311

312

315

316

319

320

40ft

N 500



231

234

235

238

241

250

300

PARK S

305

300