



City of Rochelle

420 N 6th Street
P.O. Box 601
Rochelle, IL 61068
Tele: (815) 562-6161
Fax: (815) 562-3888

TO: Ken Alberts, City Manager

**FROM: Chris Limas, AICP
Community Development Director**

DATE: December 8, 2010

**SUBJECT: Case PZC-11-13 Text Amendments in Regards to Accessory
Buildings, Uses, Decks and Lot Coverage (Public Hearing)**

A few months ago the City had three petitions for lot coverage variance in order to allow three decks to be constructed in the rear yard of three single family lots. The Planning and Zoning Commission recommended to approve only one and indicated that we should not be approving variances to codes all the time but we should change the maximum lot coverage requirement if it makes sense. The City Council denied the three variance requests.

For the last three months, staff and the Commission have been reviewing the lot coverage standards for single family lots in the rear yard. First it was determined that all accessory buildings and uses should be looked at not just decks.

Second a survey was conducted of surrounding communities and what the maximum lot coverage is for accessory buildings and uses and the following are the results:

<u>Community</u>	<u>Lot Coverage requirements (No more than)</u>
Loves Park	40% of rear yard
Machesney Park	10% of lot
Ottawa	50% of rear yard
Rock Falls	30% of rear yard
South Beloit	40% of rear yard
Sterling	30% of rear yard
Sycamore	10% of lot

The communities surveyed allowed more than we do in the rear yard in regards to lot coverage. From this survey staff recommend that accessory buildings or uses be allowed in rear yards to not exceed 40% of the lot coverage.

And third, there was discussion on existing lots in the City and if the new regulations would work. A survey was conducted reviewing the lots in the City primarily north of the downtown and west of 7th Street. It was found that the lots had a frontage of 58, 60 and 66 feet depending on which subdivision they were located in and were non-conforming on the minimum R-3 lot frontage of 70 feet. The lots for the most part met the minimum lot area of 7,350 square feet and ranged from 7,200 square feet to 8,782 square feet. Since the lots met the minimum lot size they were only non-conforming in regards to lot width.

Sample lots were looked at in regards to the proposed 40% maximum lot coverage in the rear yard for accessory structures using the Ogle County GIS system to review the size of existing accessory structures and except for a few situations where the lots were over the 33% lot coverage which is the current maximum requirement, they met the proposed requirements.

After review of the facts the Planning and Zoning Commission conducted a public hearing on December 6, 2010 and agreed on staffs recommended changes to lot coverage in the rear yard for accessory buildings and uses.

RECOMMENDATION

The Planning and Zoning Commission recommended **approval** of the following text amendments to Chapter 110, Zoning of the Rochelle Municipal Code:

1) Add to Sec. 110-9 Definitions Accessory Building or Use

(2) An “accessory use” includes, but is not limited to the following:

i. Decks whether attached or not to the principle building.

Also,

2) Add to Article IV. Lot and Yard Requirements

Sec. 110-321 Minimum lot and yard areas by district

(11) On a single family lot no more than 40% of the rear yard may be occupied by accessory buildings or uses. Accessory buildings or uses do not count toward the maximum lot coverage of 33% of the lot.

VOTE: 8-0



City of Rochelle

420 N 6th Street
P.O. Box 601
Rochelle, IL 61068
Tele: (815) 562-6161
Fax: (815) 562-3888

TO: Planning and Zoning Commission

FROM: Chris Limas, AICP
Community Development Director

DATE: December 1, 2010

SUBJECT: Case PZC-11-13 Text Amendments in Regards to Accessory Buildings, Uses, Decks and Lot Coverage (Public Hearing)

As we discussed at the last two Planning and Zoning Commission meetings staff is recommending that accessory buildings or uses be allowed in rear yards to not exceed 40% of the lot coverage, based on the following facts:

- 1) As previously discussed a survey was conducted of surrounding communities and what the maximum lot coverage is for accessory buildings and uses and the following are the results:

<u>Community</u>	<u>Lot Coverage requirements (No more than)</u>
Loves Park	40% of rear yard
Machesney Park	10% of lot
Ottawa	50% of rear yard
Rock Falls	30% of rear yard
South Beloit	40% of rear yard
Sterling	30% of rear yard
Sycamore	10% of lot

The communities surveyed allowed more than we do in the rear yard in regards to lot coverage.

- 2) Also, there was discussion on existing lots in the City and if the new regulations would work. As indicated before a survey was conducted reviewing the lots in the City primarily north of the downtown and west of 7th Street. It was found that the lots had a frontage of 58, 60 and 66 feet depending on which subdivision they were located in and were non-conforming on the minimum R-3 lot frontage of 70 feet. The lots for the most part met the minimum lot area of 7,350 square feet and

ranged from 7,200 square feet to 8,782 square feet. Since the lots met the minimum lot size they were only non-conforming in regards to lot width.

Sample lots were looked at in regards to the proposed 40% maximum lot coverage in the rear yard for accessory structures using the Ogle County GIS system to review the size of existing accessory structures and except for a few situations where the lots were over the 33% lot coverage which is the current maximum requirement, they met the proposed requirements.

RECOMMENDATION

Based on the above noted facts, staff is recommending the following changes:

Add to Sec. 110-9 Definitions Accessory Building or Use

(2) An "accessory use" includes, but is not limited to the following:

- i. Decks whether attached or not to the principle building.*

Also,

Add to Article IV. Lot and Yard Requirements

Sec. 110-321 Minimum lot and yard areas by district

(11) On a single family lot no more than 40% of the rear yard may be occupied by accessory buildings or uses.