

AGENDA
GAUTIER PLANNING COMMISSION
October 3, 2019
5:30 PM

- I. CALL TO ORDER**
- II. PLEDGE OF ALLEGIANCE (VOLUNTEER)**
- III. APPROVAL OF AGENDA**
- IV. APPROVAL OF MINUTES**
- V. PUBLIC COMMENTS**
(MATTERS OF THE PLANNING COMMISSION NOT LISTED ON THE AGENDA)
- VI. OLD BUSINESS**
- VII. NEW BUSINESS**
 - 1. Consideration of an Amendment to Section 5.2.2 Table 3 and Section 5.4.4(F) of the Unified Development Ordinance (City Initiated) GPC #19-18-UDO
- VIII. GENERAL DISCUSSION**
 - 1. PREVIOUS CASE UPDATES
 - 2. PERMIT & TRC REPORTS
- IX. ADJOURN**

Gautier Planning Commission

Regular Meeting Agenda

October 3, 2019

Text Change

UDO Amendment

VII. NEW BUSINESS

A. REQUEST TO AMEND THE UDO TO REFLECT A TEXT CHANGE TO 5.2.2 TABLE 3: USES PERMITTED IN RESIDENTIAL DISTRICT **AND** TO SECTION 5.4.4(F) R-1 LOW DENSITY SINGLE-FAMILY RESIDENTIAL DISTRICT (CITY INITIATED) (GPC #19-18-UDO)

CITY OF GAUTIER

STAFF REPORT

To: Chairman and Members, Planning Commission

From: Scott Ankerson, Planning Director & Babs Logan, Planning Technician

Date: August 26, 2019

Subject: Consideration of an Amendment to Section 5.2.2 Table 3 and Section 5.4.4(F) of the Unified Development Ordinance (City Initiated) GPC #19-18-UDO

REQUEST:

The Planning Director has requested an amendment to the Unified Development Ordinance (UDO) pursuant to Section 5.2.2 Table 3, to reflect a text change that would allow a guest house (as an accessory use) to be permitted as a Conditional Use-Minor in a RE Residential Estate District.

The Planning Director has also requested an amendment to the UDO pursuant to Section 5.4.4(F), to revise the UDO by changing the words “main building area” to “principal structure area”.

BACKGROUND:

The Unified Development Ordinance currently lists a guest house as a Conditional Use-Major in a RE District. The Planning Director has requested to amend the UDO to list a guest house in a RE District as a Conditional Use-Minor.

The Unified Development Ordinance currently states that the maximum lot coverage for accessory structures in a R-1 District “shall not exceed twenty (20) percent of the rear lot area or fifty (50) percent of the main building area, whichever is less”. The Planning Director has requested to revise this section of the UDO by changing “main building area” to “principal structure area.”

DISCUSSION:

The City of Gautier’s Unified Development Ordinance currently lists a guest house (as an accessory use) in a RE District as a Conditional Use-Major which means that it is not allowed “by right” but requires a recommendation by the Planning Commission and the approval of the City Council. The Planning Director requests that a guest house in a RE District be listed as a Conditional Use-Minor which only requires a Finding of Compatibility (FOC) by the Planning Director.

The City of Gautier's Unified Development Ordinance currently states that the maximum lot coverage for accessory structures in a R-1 District "shall not exceed twenty (20) percent of the rear lot area or fifty (50) percent of the main building structure area, whichever is less". The Planning Director would like to revise UDO by amending Section 5.4.4(F) to read **"...Accessory structures shall not exceed twenty (20) percent of the rear lot area or fifty (50) percent of the principal structure, whichever is less."**

STAFF FINDINGS:

Staff finds that the Planning Director's request for an amendment to the UDO to change a guest house from a Conditional Use-Major to a Conditional Use-Minor is consistent with the intent of the ordinance regarding Conditional Uses.

Staff finds that approving the Planning Director's request for clarification of Section 5.4.4(F), by changing the wording from "main building area" to "principal structure area," is necessary to ensure harmonious development in an R-1 Single Family Residential District.

RECOMMENDATIONS:

Staff recommends that Planning Commission recommend the approval of the UDO text changes as presented.

Planning Commission may:

1. Recommend that City Council approve the UDO Amendments;
2. Recommend that City Council approve the UDO Amendments with changes; or
3. Recommend that City Council deny the UDO Amendments.

ATTACHMENTS:

UDO Excerpt with proposed changes

5.2.2 Uses Permitted by Right and Conditional Uses

No use shall be established in any zoning district unless it is expressly designated by this Ordinance as a "P-permitted use" or "C-conditional use-major" or "c-conditional use-minor". The range of uses allowed as "Permitted Uses and Structures" & "Conditional Uses," in each zoning district are summarized in Tables 3, 4 and 5. In the event of a conflict between tables of this Ordinance, the text shall control. The intent of the underlying Future Land Use category of the Comprehensive Plan determines allowable uses in the PUD District.

Table No. 3: Uses Permitted in Residential Districts							
		AG	RE	R-1	R-1A	R-2	R-3
	Accessory Buildings (<i>In accordance with Article VI</i>)	P	P	P	P	P	P
	Adult Day Care Center, Commercial	C				C	
	Apartment Building-less than 45' in height				P	P	
	Apartment Building – 46' to 60' in height.					P	
	Assisted Living Facility					C	
	Bed & Breakfast Inn			C			
	Boarding House					C	
	Cemetery and/or Columbarium	C		C	C	C	C
	Child Care Center, Commercial	c				c	
	Church or Place of Worship	C		c	c	C	
	Clubhouse or Lodge	c	c			P	
	Cluster Development						
	Community Center	c	c	c	c	c	c
	Condominium, Residential (less than 45' in height).					P	
	Condominium, Residential (46' to 60' in height).					P	
	Conservation Subdivision	P	P				
	Country Club	c	C	c	c	c	
	Dwelling, Mobile/ Manufactured Home	C					P
	Dwelling, Modular Home			c	c		P**
	Dwelling, Multi-family					P	
	Dwelling, Patio Home				c		
	Dwelling, Single-family, Attached				C		
	Dwelling, Single-family, Detached	P	P	P	P		P
	Dwelling, Two-family				C		
	Dwelling, Zero Lot Line				c		

Table No. 3: Uses Permitted in Residential Districts

		AG	RE	R-1	R-1A	R-2	R-3
	Farm	P					
	Garage or carport, Private as an Accessory Use	P	P	P	P	P**	P
	Garage Apartment (As an accessory Use)	c	C	c	C	C	C
	Golf Course	P	P				
	Golf-Driving Range	C					
	Guest House (As an accessory Use)	c	C	c	C	C	C
	Home Occupation in accordance with <i>Article VI</i> .	P	P	P	P	P	P
	MEMA Cottage	c					P/C*
	Manufactured Home Subdivision						P
	Mobile Home Park						P
	Multi-Family Development					P	
	Park, Private for Residents	P	P	P	P	P	P
	Park, Public	P	P	P	P	P	P
	Playground, Public	P	P	P	P	P	P
	Ponds for fishing and livestock	P		c			
	Public Parks and Open Space	P	P	P	P	P	P
	Public Utility & Facilities	P	P	P	P	P	P
	Recreational Facilities for Use of Residents					P	P
	Recreational Vehicle (In Mobile Home Parks)						C
	Signs in accordance with <i>Article XII</i> .	P	P	P	P	P	P
	Schools, Elementary	C	C	C	C	C	C
	Schools, Secondary	C	C	C	C	C	C
	Stable, Private	C					
	Stable, Public	C					
	Traditional Neighborhood Development						
	Wireless Telecommunication Facilities	C					
	Youth Camp	C					

*Permitted in Manufactured Home Park. Conditional Use for all other R-3 lands.
**Permitted in Manufactured Home Subdivision only
***Private Garages may be provided for a limited number of apartments if approved by City Council.

5.4.4 R-1, Low Density Single-Family Residential District

Single-Family detached dwelling units shall meet the following development standards.

- A. **Minimum Lot Area:** Ninety-six hundred (9,600) square feet
- B. **Minimum Lot Width:** Eighty (80) feet for interior lots and one hundred (100) feet for corner lots at the front building line. All lots shall have a minimum of forty (40) feet on a public or platted street.
- C. **Minimum Setbacks for Principal structure:**
 - Front—Twenty-five (25) feet
 - Side—Ten (10) feet for interior lots and twenty-five (25) feet for corner lots
 - Rear—Twenty-five (25) feet
- D. **Minimum Setbacks for Accessory structures(s):**
 - Front—All accessory structures shall be located in the rear yard of the principal use or in the side yard, behind the main structure front building line.
 - Side—Ten (10) feet
 - Rear—Five (5) feet
- E. **Maximum Building Height**—Thirty-five (35) feet for principal dwellings; Twenty-five (25) feet for accessory structures
- F. **Maximum Lot Coverage**—Twenty-five (25) percent for the principal structure and accessory structures. Accessory structures shall not exceed twenty (20) percent of the rear lot area or fifty (50) percent of the **principal structure** area, whichever is less.
- G. **Minimum Living Area of dwelling units**—Thirteen hundred twenty-five (1,325) square feet