

MEMORANDUM

TO: Planning & Zoning Commission

FROM: Tim Hansen – GIS Coordinator

DATE: April 4, 2018

RE: **COOLPZ 18-03-03 Proposed Zoning Code Amendment:** Removing requirements relating to *accessory buildings* within the Agriculture (AG) Zoning District.

Article X, Section 1003 of the City of Coolidge Zoning Code relating to *accessory buildings* currently restricts the height of said buildings to no more than that of the *principal building* (house) and requires a Conditional Use Permit for any *accessory building* that exceeds eight hundred (800) square feet of floor area. Staff believes these restrictions are necessary within a traditional subdivision setting but are unnecessary in a rural, large lot setting where such use is common, expected, and likely one of the reasons to purchase property in a very low density area. Staff recommend the exceptions noted below be added to Section 1003.A of the Zoning Code.

Section 1003.A of the City of Coolidge Zoning Code is amended by adding the following exceptions related to *accessory buildings*:

Section 1003 Accessory Buildings, Uses and Equipment

- A. General considerations-Restrictions
3. Accessory buildings and garages in residential districts shall not exceed the height of the principal structure and shall not be located within a utility easement, ***except accessory buildings and garages on lots or parcels having a minimum size of one (1) acre located in the AG (Agriculture) Zoning District shall have a maximum height as outlined in Section 501, Table F of this code.***
 4. No accessory building or garage for single-family homes shall occupy more than twenty- five percent (25%) of a rear yard nor exceed eight hundred (800) square feet of floor area, except that garages which exceed the aforesaid maximum may be allowed with a Conditional Use Permit, ***except lots or parcels having a minimum size of one (1) acre located in the AG (Agriculture) Zoning District do not require a Conditional Use Permit for accessory structures exceeding eight hundred (800) square feet.***

It is recommended that the Planning and Zoning Commission forward a favorable recommendation to the Mayor and City Council for the passage of the Zoning Amendment as presented.