PLANNING DIVISION STAFF REPORT

October 7, 2024

PREPARED FOR THE PLAN COMMISSION

Proposal: **Zoning Text Amendment**

Legistar File ID #: 85058 (Lakefront Yard Setback Encroachments)

Prepared By: Planning and Zoning Staff

85058 - This amendment clarifies what improvements are allowed to encroach within lakefront yard setbacks. The lakefront yard setback is intended to align houses along lakefronts, preventing blocking of views and a "race to the lake."

Staff's longstanding approach to lakefront yards has been to allow encroachments of more minor items that seemed reasonable and common for houses – things such as steps to grade, eaves and gutters, compost bins, sheds, and air conditioner units – and to not allow more substantial improvements that would block views – things such as elevated decks, porches, and balconies.

The need for this code change was brought to staff's attention with a new lakefront house which was recently heard at Plan Commission. The project includes a balcony and elevated deck within the lakefront yard setback. After examining the code, staff realized that the code was unclear and could be read in two different ways. This code change would clarify for future applications what improvements are allowed to encroach within the lakefront yard setback and which are not.

Additionally, this code change adds references in the encroachments table to the details below the table about those specific encroachments. It also improves language about an attached garage encroachment. This will make this section of the code easier to understand and navigate.

Staff supports this amendment.