
AGENDA ITEM SUMMARY

Subject: Consider Resolution 92-21 to send request to Planning and Zoning Commission to review accessory building requirements

Recommendation: Approve Resolution No. 92-21 requesting the Planning and Zoning Commission to review the residency requirement for constructing an accessory building on a vacant lot

Background Summary:

Ordinance 1139 was approved and adopted a year and a half ago and allows City residents, who have their primary residential dwelling in Charles City, to build an accessory building (garage) on a vacant lot in Charles City. This requires approval by the Board of Adjustment as a Special Use Permit. As part of the Special Use Permit, a non-conveyance agreement is required that prohibits the vacant lot from being sold separate from the parcel with the primary dwelling.

We have had discussions at multiple meetings with a Floyd County resident who is requesting to construct a garage on a vacant lot within the City of Charles City. This project cannot be permitted for construction because it does not meet the conditions of Ordinance 1139.

At the last Planning Session, the consensus of the City Council was to request the Planning and Zoning Commission to review this ordinance requirement and make a recommendation to the City Council if a change is warranted.

We recommend approval of Resolution Number 92-21.

RESOLUTION NO. 92-21

RESOLUTION DIRECTING PLANNING AND ZONING TO REVIEW THE RESIDENCY
REQUIREMENT IN ORDINANCE 1139

WHEREAS, the City of Charles City, Iowa has had discussion on the location requirement in Ordinance 1139 of the principal building,

WHEREAS, it would be appropriate for the city council to request that the planning and zoning commission review this requirement and make a recommendation if a change is warranted,

NOW THEREFORE BE IT RESOLVED that the City Clerk submit to Planning & Zoning for its consideration this request of the city council to review the location requirement for the principle building for constructing an accessory building on an empty lot and make any recommendation for or against revising this requirement,

BE IT FURTHER RESOLVED that the City Council will thereupon take further action as necessary on this matter upon receiving the report from the Planning & Zoning Commission.

Passed and approved this 6th day of July, 2021.

Dean Andrews, Mayor

Attest:

Trudy O'Donnell, City Clerk