



Notice of Public Hearing

July 6, 2021 6PM via Zoom

The Planning Commission would like to hear from you on a proposed amendment to FMC 22.58.003 Accessory Buildings – to provide an option to reduce the setback for a permitted accessory building on a through-lot. *You are receiving this notice because it may affect you or a near neighbor.*

Email your comments to: planning@cityoffircrest.net

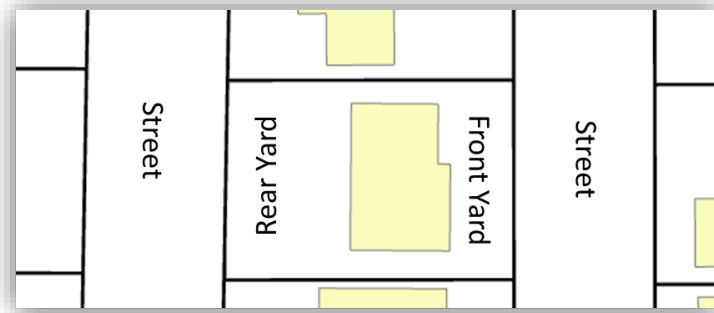
To attend, go to https://www.cityoffircrest.net/planning-commission/pc_agendas/ for the zoom link.

Call [253-238-4125](tel:253-238-4125) for questions about the hearing or how this change may affect your property.

What is a permitted accessory building?

- Per this topic, the definition includes garages, sheds, greenhouses, ADUs (*which require additional approval*), and similar structures between 200 sf and 800 sf (*Structures under 200 sf can be constructed without a permit and within 5' of property line*)

What is a through-lot? A through-lot is a property whose front and rear yard are on a street.



What is a setback? A setback is the distance between a property line and where a structure can be built.

How are the rules different from a standard lot?

- Standard rear yard setback for an accessory building is 5 feet
- Through-lot rear yard setback for an accessory building that requires a permit is 20-25 feet depending on the zone

Why are they different?

Historically, the rear yards of a through-lot were treated the same as a front yard since they faced a street. The properties were only allowed 4' picket fences and all structures needed to maintain the 20- or 25-foot setback. The intent was to not visually impact the street and be conscious that a rear yard may be adjacent to a front yard. Over time, many of these rules have changed. For example, through-lot fences can be the same as standard rear yards which are 6-foot solid plus a foot of lattice.

Proposed change?

An amendment has been proposed that would provide an exception to the current restrictions by applying for an administrative use permit.

The exception:

- Allow the setback to be reduced to 5 feet if adjoining properties have similar rear yards
- Allow the setback to be reduced to 15 feet if adjoining property is a front yard

Administrative Use Permit Process: Before approval can be granted,

- Notices are sent to neighbors within 100 feet providing a 14-day comment period.
- Structure must meet approval criteria which includes:
 - The building and its use will not significantly impact adjoining properties
 - The architecture will incorporate exterior finish materials and design elements consistent with, or superior to the principal residential structure
 - The building will fit the character of the neighborhood
- Conditions or modifications may be required to address potential negative impacts



What it doesn't change?

- Other standards and guidelines would still apply and could restrict construction, such as lot coverage, impervious surface coverage, and height limits.