New Business #16

COUNTY AGENDA REQUEST

Department:	Planning and Zoning	Presenter(s):	Pete Frisina
Meeting Date:	Tuesday, March 11, 2014	Type of Request:	New Business

Wording for the Agenda:

Discussion of Hoop Houses and Detached Rooms in association with zoning regulations for accessory structures.

Background/History/Details:

A citizen has discussed putting a Hoop House on his property in a Residential Zoning District. A Hoop House consists of a bent tubular frame (aluminum or plastic) covered by a plastic or cloth and acts like a greenhouse. A Hoop House would not meet some of the requirements for Accessory Structures in the Zoning Ordinance.

Furthermore, a recent variance request brought to attention homes that were built with detached rooms that technically count as Accessory Structures. These rooms were built as part of the residence under the same permit.

What action are you seeking from the Board of Commissioners?

Direction from the Board of Commissioners on how to proceed with these issues.

If this item requires funding, please describe:

Not Applicable.

Has this request been considered within the past two years?	No	If so, when?	
Is Audio-Visual Equipment Required for this Request?*	No	Backup Provided with Request?	Yes

**** All audio-visual material must be submitted to the County Clerk's Office no later than 48 hours prior to the meeting. It is also your department's responsibility to ensure all third-party audio-visual material is submitted at least 48 hours in advance.***

Approved by Finance	Not Applicable	Reviewed by Legal	
Approved by Purchasing	Not Applicable	County Clerk's Approval	Yes
Administrator's Approval			

Staff Notes:

MEMORANDUM

DATE: February 25, 2014

TO: Fayette County **B**oard of Commissioners

FROM: Pete Frisina

SUBJECT: Hoop Houses and Detached Rooms

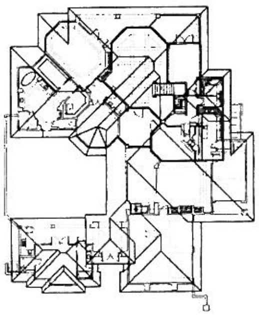
Recently a citizen requested information on building a hoop house on his property. His property is zoned Residential and not Agricultural-Residential. A hoop house consists of a bent tubular frame (aluminum or plastic) covered by plastic or cloth and acts like a greenhouse. A hoop house can range in size from a small garden structure to a much larger structure (see attached pictures). A hoop house would not meet some of the requirements for Accessory Structures in the Zoning Ordinance in terms of materials and architectural requirements. Currently, residential lots are allowed up to 1,800 square feet of accessary structure space and if the lot is five acres or greater with a contiguous area of two acres up to 3,600 square feet of accessory structure space is allowed. Direction is needed from the Board on whether the County should allow a hoop house in a residential zoning and if allowed, what requirements should be put in place to control them.

Staff recently came across a house that had a detached room in that the room was not connected to the main portion of the house from a heated room to a heated room but was connected by a courtyard and roof. Technically this room qualifies as a detached accessory structure and would be counted toward the total square footage of accessory structures allowed per lot. With the Board's permission, Staff would like to investigate this further with the Planning Commission for possible zoning ordinance amendments.

C&C Custom Homes Inc
120 ALES WAY
Lot 23 Fairhaven Lakes
(404) 925-5915

(2) R07-158

C Copyright 1994 The Sater Design Collection, Inc.



Site Plan

Scale 1" = 20'-0"

Sater Design Collection

PLAN #6660 SUNNINGDALE COVE

INDEX OF SHEETS

1 COVER SHEET & SITE PLAN
2 TYPICAL WALL SECTION AND FOOTING DETAILS
3 TYPICAL NOTES
4 FOUNDATION PLAN
5 FIRST FLOOR PLAN
6 SECOND FLOOR PLAN
SECOND FLOOR FRAMING PLAN
7 FRONT & RIGHT ELEVATIONS
8 REAR & LEFT ELEVATIONS
9 BUILDING SECTIONS
10 BUILDING SECTIONS & INTERIOR ELEVATIONS
11 ROOF PLAN
12 FIRST FLOOR REFLECTED CEILING PLAN
13 FIRST & SECOND FLOOR ELECTRICAL PLAN

REVIEWED FOR CODE COMPLIANCE
MAY 10 2007
FAYETTE COUNTY
Permits & Inspections Department

CONDITIONAL PERMIT

PROJECT
Sunningdale Cove - 6660

Any reproduction of these prints is prohibited by Federal Copyright Laws. Any illegal reproduction will be aggressively pursued to the fullest extent of the copyright law. ©The Sater Design Collection, Inc

Sater Design COLLECTION
Bonita Springs • Ft. Myers • Naples

The Sater Design Collection, Inc. hereby reserves its common law copyright & other property rights in these plans, ideas & designs. These ideas, designs & plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written permission from The Sater Design Collection, Inc. Written dimensions on these drawings shall have precedence over scale dimensions. Contractors shall verify and be responsible for all dimensions & conditions of the job & The Sater Design Collection, Inc. must be notified in writing of any variation from the dimensions, conditions & specifications shown by these drawings. All construction shall be in accordance with the International Building Code (IBC) & state and local codes.

AMERICAN INSTITUTE OF BUILDING DESIGN®

DRWG. NO.	6660
DATE	2-17-94
DRAWN BY	BF
CHECKED BY	DFS II
CONVERTED BY	DR
DATE	3-29-07

A-1