



Legislation Text

File #: ID 2017-791, **Version:** 1

TO: Mayor and City Commission

FROM: Sam May, City Manager

DATE: December 13, 2017

APPROVAL OF AN ORDINANCE TO AMEND SINGLE FAMILY HOME FENCE REGULATIONS ON SYMMETRICAL CORNER LOTS.

BACKGROUND: Code currently prohibits fences in the front and corner yards of single family homes located on corner lots. The definition of front plot line, provided in Section 2.2 of the Margate Zoning Code, provides guidance for identifying the front property line of a corner lot. When a corner lot is symmetrical, both property lines with street frontage are considered front plot lines, which creates two front yards on the symmetrical corner lot, and thereby limits where a fence can be installed. This ordinance seeks to provide an exception for symmetrical corner lots so that a homeowner can fence in the front yard which is contiguous to a rear yard. This will provide the same fencing rights that asymmetrical corner lot properties currently enjoy.

RECOMMENDATION: The Development Review Committee (DRC) approved this item at the DRC meeting held on August 22, 2017. A copy of the meeting minutes is attached. At the Planning and Zoning Board meeting on November 7, 2017, a motion was made to require a two-foot setback from any right-of-way line and/or property line failed 2-2; a subsequent motion to deny the ordinance was made and it failed 2-2; a third motion was made to approve the ordinance and it failed 2-2. An excerpt from the draft meeting minutes is attached.

FISCAL IMPACT: n/a

CONTACT PERSON: Reddy Chitepu, Acting Director of Economic Development/Director of DEES