

## **M E M O R A N D U M**

**TO:** Tom Harmer, Town Manager

**FROM:** Allen Parsons, AICP  
Director, Planning, Zoning and Building Department

**REPORT DATE:** September 26, 2019

**MEETING DATE:** October 15, 2019

**SUBJECT:** Discussion on Pickleball Court Standards, Docks/Structures Over Water, and Maximum Height of Structures and Daylight Plane Standards

### **Recommended Action**

Provide direction to Manager.

### **Background**

As part of the adoption of the updated Zoning Code on April 1, 2019, the Town Commission, Planning & Zoning (“P&Z”) Board, and staff identified 17 additional items that were deemed to be more substantive issues to be addressed separately from the initial Zoning Code update. At their March 19, 2019, Town Commission Regular Workshop Meeting, the Commission provided staff direction to prioritize the majority of these items into five separate groupings or “batches” of amendments.

Staff accelerated the phase one batch of amendments from the original timeline for consideration by Town Commission prior to the summer recess. The first batch of Zoning Code amendments originally consisted of five items: 1) Pickle Ball Court Accessory Use Standards, to consider adding separate location and setback requirements for Pickleball Courts; 2) Docks/Structures Over Water, to consider the addition of provisions addressing docks within canals that may encroach into the maximum 30% width of navigable waterway and potential provisions requiring docks to be staggered in location, where possible, when built directly across from a neighboring dock; 3) Parking Standards for Multi-Use Projects; 4) Parking Waivers and Parking Flexibility; and 5) Side Yard Setbacks, addressing additional dimensional standards for structures built on residentially zoned properties comprised of two or more lots.

At their June 3, 2019, Regular Meeting, the Town Commission provided consensus direction to have a subsequent workshop discussion on the first two items: Pickleball Court Accessory Use Standards and Docks/Structures Over Water.

At their April 15, 2019, Goals and Objectives Workshop, the Town Commission heard community feedback regarding concerns about compatibility of new single-family residential structures and the Town’s Daylight Plane standards, which led to direction to have a workshop discussion on the Town’s Daylight Plane standards and other options

for addressing compatibility when new or redeveloped structures are constructed with contrasting heights to existing nearby structures.

These three discussion topics have been combined into a single workshop discussion item and will be discussed in succession. Staff has provided descriptions and background of the three discussion topics below and will be seeking Commission input into identifying potential issues to consider and/or address. (Note: Due to the use of graphics and footnotes, necessary to highlight background information on the discussion items, readers of this memorandum on-line will be unable to view the descriptions that are below in Americans with Disabilities Act (ADA) readable format, as it does not support these formatting components. The full document will however be available at the Office of the Town Clerk.)

### **Staff Recommendation**

Depending on consensus of direction, staff may bring back item(s) for additional workshop discussion and direction or may proceed with bringing revised language or concepts back to the Planning and Zoning Board for subsequent consideration.

### **Attachments**

- A. PowerPoint Presentation (Available in Town Clerk's Office)

**End of Agenda Item**