

INDIAN RIVER COUNTY, FLORIDA
M E M O R A N D U M

TO: Board of County Commissioners

THROUGH: John A. Titkanich, Jr., County Administrator

PREARED BY: Andrew Sobczak; Interim Community Development Director

DATE: September 14, 2023

SUBJECT: Consideration of Staff-Initiated Land Development Regulation (LDR) Amendments for Increased Size Allowances for Accessory Structures on Large Single-Family Parcels

It is requested that the data herein presented be given formal consideration by the Board of County Commissioners (BCC) at its regular meeting of September 26, 2023.

BACKGROUND

At its regular meeting of July 11, 2023, the Board of County Commissioners (BCC) directed staff to proceed with formal amendments to the County's land development regulations (LDRs) for increased size allowances for accessory structures on larger single-family parcels.

The BCC shall now conduct a public hearing to consider the proposed LDR amendments and adopt, adopt with modifications, or deny the proposed LDR amendments.

PLANNING AND ZONING COMMISSION (PZC) RECOMMENDATION:

At its regular August 24, 2023 meeting, the PZC conducted a public hearing and considered the proposed LDR amendments. The PZC voted 7-0 to recommend that the BCC adopt the proposed LDR amendments.

ANALYSIS

Over the past several years, Planning Division staff has seen an increase in the number of inquiries and building permit submittals for larger accessory structures (e.g. detached garages, pre-engineered metal buildings, multiple large storage sheds, etc.) on single-family zoned parcels. In many cases, these accessory structures have to be reduced in size prior to approval to meet the definition of an 'accessory use' under the County's LDRs.

As defined in the LDRs, an accessory use "*is subordinate in purpose, area, and extent to the principal use served.*" As such, staff's interpretation of this definition is that any single accessory structure (or the cumulative total of all accessory structures) on a single-family parcel must be at least one square foot smaller than the cumulative (enclosed) building area of the principal use/structure (i.e. the single-family home).

It is still staff's opinion that this interpretation should remain unchanged for single-family parcels that are under one-half acre in size. For parcels that are one-half acre in size or larger, it is staff's opinion that larger accessory structures can be appropriate if allowed in a proportionate ratio to the parcel's size. For parcels one-half acre or larger, staff developed the following ratios:

1. Parcels that are at least .5 acres, but less than 1-acre in size – Cumulative total of accessory structures shall not exceed 1.5 times the cumulative area of the principal structure(s).
2. Parcels that are at least 1-acre in size, but less than 4.59 acres (200,000 square feet) – Cumulative total of accessory structures shall not exceed 2 times the cumulative area of the principal structure(s).
3. Parcels that exceed 4.59 acres (200,000 square feet) - Cumulative total of accessory structures shall not exceed 3 times the cumulative area of the principal structure(s).

RECOMMENDATION

Staff recommends that the Board of County Commissioners adopt the proposed accessory structures LDR amendments.

ATTACHMENTS

1. Draft Ordinance