

City of Hesperia

STAFF REPORT



DATE: October 5, 2021

TO: Mayor and City Council Members

FROM: Nils Bentsen, City Manager

BY: Ryan Leonard, Senior Planner

SUBJECT: Request from Councilmember Holland to discuss the development standards and requirements of metal accessory buildings for possible modification.

RECOMMENDED ACTION

It is recommended that the City Council review the existing development standards for the use of metal buildings within the city, discuss issues and provide direction to Staff on any proposed changes.

BACKGROUND

Ordinance 2001-13 & 14 were adopted on November 7, 2001 and appear to be the last revisions to Article X. Development Standards for Residential and Agricultural Accessory Structures. The minutes from the October 17, 2001, meeting are attached and show the amendments passing by a 3-2 vote.

While the minutes are not clear enough to understand the exact issues that the two dissenting councilmembers had, ex-principal planner Dave Reno, remembers that it was mostly the aesthetics of the metal buildings. Some people view metal buildings as “ugly” versus traditional construction.

ACCESSORY BUILDING DEVELOPMENT STANDARDS (*excerpted where noted*)

. . . Lots within all other residential and agricultural zone districts shall be permitted a one thousand (1,000) square foot aggregate accessory building up to a maximum aggregate accessory building area not to exceed five percent of the net lot area. . . .

. . . The maximum allowable aggregate accessory building area upon lots within residential and agricultural zone districts may be increased to seven and one-half percent of the net lot area with approval of a minor exception application pursuant to Chapter 16.12. . . .

Accessory buildings shall not exceed thirty-five (35) feet in height and a maximum of two and one-half stories. Accessory buildings within thirty (30) feet of any side or rear property line shall not exceed sixteen (16) feet in height. The allowable height increases within Section 16.20.055 shall not apply to accessory buildings.

Metal accessory buildings shall only be allowed upon lots at least thirty thousand (30,000) square feet in net area. Metal buildings shall be located between the rear of the primary residence and the rear property line and not within thirty (30) feet of any side or rear property line.

16.20.425 - Cargo containers, trailers without axles and similar storage containers.

The number of storage containers upon lots within the A-2 (General Agricultural) zone district shall be unlimited. Individual storage containers shall not exceed four hundred (400) square feet in individual area and nine and one-half feet in height. Storage containers within all other residential and agricultural zone districts shall not be allowed on lots less than thirty thousand (30,000) square feet in net area. In these zone districts, a maximum of one storage container per acre shall be allowed (rounding up is not permissible). Storage containers shall be located between the rear of the primary residence and the rear property line and not within thirty (30) feet of any side or rear property line. Each storage container shall be in compliance with all Title 16 regulations.

DISCUSSION

The first provision of the development standards regulates the size of the building, allowing all properties an accessory building of 1,000 square feet, then increasing up to 5% of the lot size.

The second provision allows requests to increase the allowable square feet from 5% to 7.5%, with approval of a Minor Exception from the Development Review Committee.

The third provision regulates height and mentions Section 16.20.055 which states:

“Single household dwellings in land use districts or zone districts that impose a height limitation of thirty-five (35) feet or less may exceed the height limit by up to twenty-five (25) feet, when two side yards of at least twenty (20) feet are provided.”

Lastly, the fourth provision requires a minimum lot size of 30,000 square feet to have a metal accessory building. Lots less than 30,000 s.f. would need to have standard construction.

Additional information will be provided at the meeting.

FISCAL IMPACT

None

ATTACHMENT(S)

1. Article X. Development Standards for Residential and Agricultural Accessory Structures