



The City That Soars!

REQUEST FOR PLANNING COMMISSION ACTION

Meeting Date	February 28, 2012
Agenda Item	1
Title	Ordinance amending the Falcon Heights zoning code to allow certain front porch encroachments
Submitted By	Deborah Jones, Staff Liaison

Description	An ordinance is proposed to amend the City Code to allow limited encroachment of open front porches into required front yards in R-1, R2 and R-3 residential zones.
Background	<p>The Falcon Heights City Council adopted as one of its 2011 goals a revisitation of the rules regarding front porches as allowed front yard encroachments in Falcon Heights. Front porches were not a popular architectural feature when most of the homes in the city were built, but they have a practical value in providing shelter at a front entry. They can also have a community value in encouraging neighborhood socialization. Since most houses in the City were built right up to the front setback line, the addition of a covered stoop or porch means encroaching into the required front setback. Falcon Heights code does not presently allow a porch or covered stoop as an encroachment, but the City regularly receives inquiries from resident interested in adding them.</p> <p>The Planning Commission was charged with researching other cities' ordinances, studying the front porch issue as it might affect the residential streetscapes of Falcon Heights, and coming up with a recommendation to the Council. The commission conducted this work in a series of workshops in August, September and October, 2011.</p> <p>The general consensus of the Commission was that allowing open front porches, including covered stoops, with limits on the encroachment, would be a welcome amenity without adversely altering the character of city neighborhoods. Screening or any other kind of enclosure of such a porch would not be permitted.</p>
Budget Impact	None
Attachment(s)	<ul style="list-style-type: none"> Proposed ordinance amending Chapter 113
Action(s) Requested	<ul style="list-style-type: none"> Hold a public hearing on the proposed ordinance Make a recommendation to the City Council

ORDINANCE NO. _____

**CITY OF FALCON HEIGHTS
RAMSEY COUNTY, MINNESOTA**

**AN ORDINANCE AMENDING CHAPTER 113 OF
THE CITY CODE CONCERNING PORCHES**

THE CITY COUNCIL OF FALCON HEIGHTS ORDAINS:

SECTION 1. Section 113-3 of the Falcon Heights City Code is amended by adding the following definition:

Porch means a roofed, open area attached to a building with direct access to and from the building to which it is attached.

SECTION 2. Section 113-241 of the Falcon Heights City Code is amended by adding Subsection (b)(5) to provide as follows:

- (5) Porches with open railings which do not have walls, doors, windows or screens and which do not extend above the roof line of the building to which they are attached may encroach into the required front yard six feet if they are a minimum of five feet from any interior side lot line, nine feet from any side yard line abutting a street, and 24 feet from any front lot line.

SECTION 3. Effective Date. This ordinance shall take effect from and after its passage.

ADOPTED this _____ day of _____, 2012, by the City Council of Falcon Heights, Minnesota.

CITY OF FALCON HEIGHTS

BY: _____
Peter Lindstrom, Mayor

ATTEST:

Bart Fischer, City Administrator/Clerk