



**The City That Soars!**

## REQUEST FOR PLANNING COMMISSION ACTION

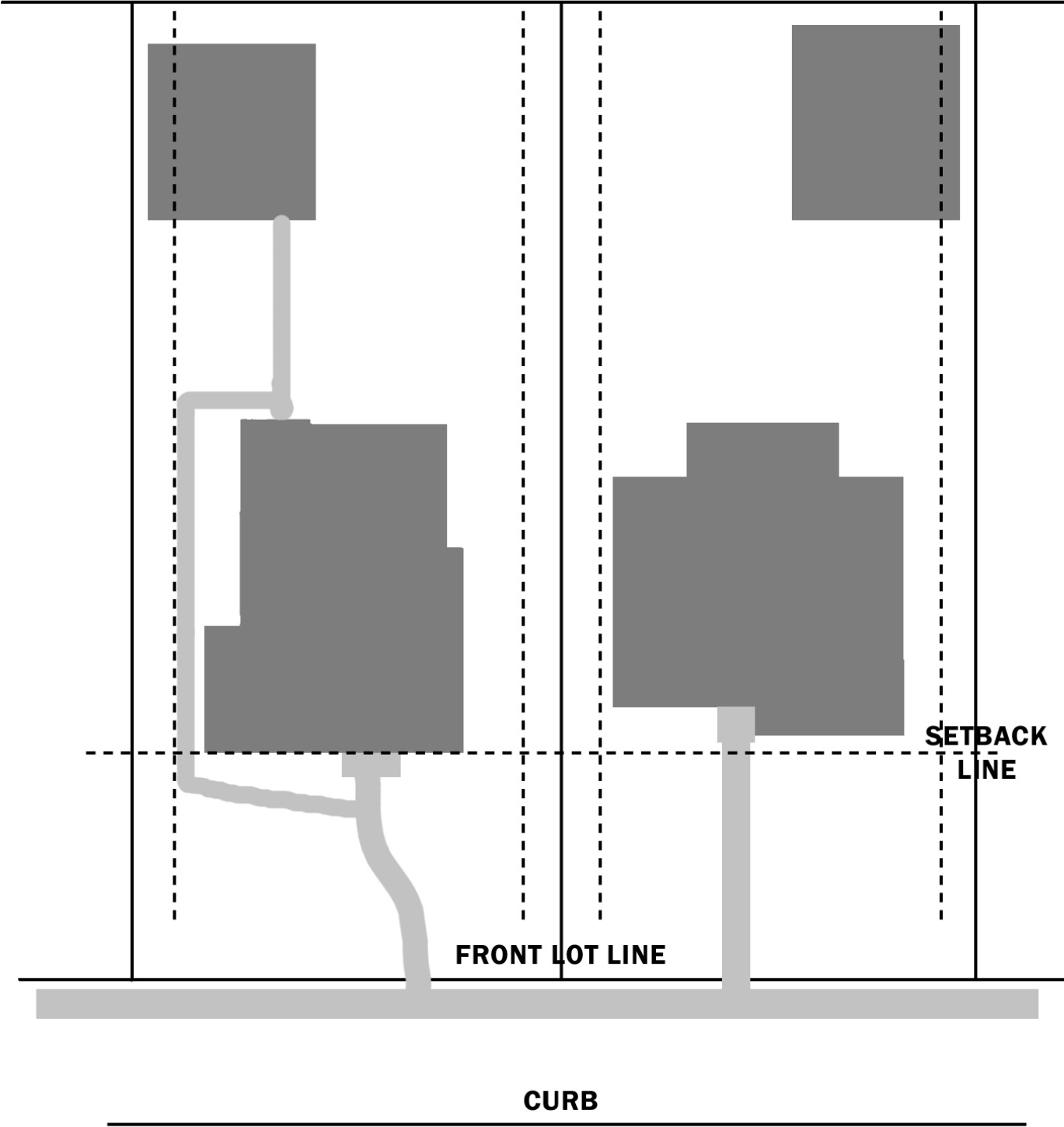
<b>Meeting Date</b>	March 27, 2012 (workshop)
<b>Agenda Item</b>	1
<b>Title</b>	Ordinance amending the Falcon Heights zoning code to allow certain front porch encroachments
<b>Submitted By</b>	Deborah Jones, Staff Liaison

<b>Description</b>	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.
<b>Background</b>	<p>The public hearing on this matter was held February 28, 2012. Three members of the community spoke at the hearing. All expressed support for allowing front porches as encroachments into front setback, citing the neighborhood value of transitional social space in front of homes.</p> <p>In the ensuing discussion, Commissioners were not satisfied with that the wording of the ordinance based on the January workshop represented a consensus or their intentions and requested another opportunity to revisit the dimensional specifics (measurement, area, etc) in workshop. The matter was tabled.</p> <p>Several issues are already resolved, such as the requirement that these structures be open with open railings.</p>
<b>Budget Impact</b>	None
<b>Attachment(s)</b>	<ul style="list-style-type: none"> <li>• Proposed ordinance amending Chapter 113 as presented February 28, 2012</li> <li>• Worksheet to gather Commissioner input on             <ul style="list-style-type: none"> <li>○ Porch/entry area limits</li> <li>○ Amount of encroachment to allow toward front property line</li> <li>○ Possible encroachment into side setback - whether to allow and how much?</li> <li>○ Other concerns raised by Commissioners regarding this draft</li> </ul> </li> </ul>
<b>Action(s) Requested</b>	<ul style="list-style-type: none"> <li>• Share input on specifics of ordinance amendment language and discuss</li> <li>• Advise staff of suggested changes to ordinance draft</li> </ul>

Falcon Heights Planning Commission – Workshop on Front Porches  
 Worksheet on Front Porches/Covered Stoops/Entries

Dimension	Appropriate limit or no limit?
Square feet of footprint of the front structure?	
How many feet into front yard (setback area)?	
How many feet from front setback line? (i.e. What is the closest it can come to the street?)	
How wide in feet or percentage of house front?	
Confine to height of first story or other height limit?	
Allow railings?  What kind?	
Roof character and materials?	
Additional permitting requirements? (e.g. CUP, etc)	
Allow into side setback?  By how much?	
Terms that need to be added to definitions in the zoning chapter:	

Site 1: Sidewalks + Rear Garages on Alleys (interior lots)



Site 2: No Sidewalks + Driveways to the Street (corner lots)

