

PLANNING BOARD HEARING			
Miami Shores Village Town Hall Council Chambers 10050 NE 2nd Avenue Miami Shores			
Hearing Date		January 26, 2016	
Subject	Amending the Village Code of Ordinances Sec. 516 (5) to eliminate setback between metal and PVC sheds and the main structure (residence) and to reduce the size of those sheds.		
Action Required	Provide staff with direction, amend code or leave code as written.		
Staff Report	David A. Dacquisto AICP, Director, Planning and Zoning	Report Date	December 20, 2016

The planning board discussed the staff request at a workshop held December 8, 2016

Issues to consider included the location of the utility shed on the plot and the size of permitted non-masonry utility sheds.

Utility sheds of 12 ft. X 10 ft. = 120 sq. ft. have been constructed.

The most common sizes requested are:

10 ft. X 10 ft. = 100 sq. ft.; and

10 ft. X 8 ft. = 80 sq. ft.

A 10 ft. X 10 ft. utility shed has a height of approximately 8 ft.

Staff request: Consider amending, Sec. 516 (5) Utility sheds to remove required 15 ft. setback between residence and utility sheds of 120 sq. ft. or less and to better define the area where it may be constructed.

Existing code language

Sec. 516. - Structures constituting accessory buildings.

(5) Utility sheds. Notwithstanding any other provisions of this ordinance, utility sheds may be constructed of metal, PVC or other plastic permitted under the Florida Building Code and having Miami-Dade product approval, provided they do not exceed 120 square feet in size and that a permit is obtained from Miami Shores Village prior to the erection thereof; but no accessory building shall contain any housekeeping facilities or sleeping accommodations. No metal utility shed shall contain electric, water or telephone service, and shall not be used for a commercial purpose.

Proposed amendment to Sec. 516 (5)

The amendment eliminates the required 15 ft. separation distance between a residence and a utility shed of 100 sf or less allowing the shed to be located next to or in close proximity to the residence.

This would allow for additional storage on a property and open additional options for the location of utility sheds on the property.

Sec. 516. - Structures constituting accessory buildings.

- (1) Utility sheds. Notwithstanding any other provisions of this ordinance, a utility shed may be constructed of metal, PVC or other plastic permitted under the Florida Building Code and having Miami-Dade product approval, provided that:
 - (a) The utility shed is located in the rear yard.
 - (b) The utility shed complies with the setback requirements for an accessory structure except that a utility shed as regulated under Sec. 516 (5) is not required to maintain a fifteen (15) (ft.) separation distance from the main building as required for accessory structures under Sec. 400 Schedule of Regulations.
 - (c) The utility shed does not exceed 100 square feet in area.
 - (d) The utility shed does not do exceed eight (8) ft. in height as measured from the adjacent grade.
 - (e) A building permit is obtained from Miami Shores Village prior to the erection of the utility shed.
 - (f) Utility sheds must not contain electric, water or telephone service, and must not be used for a commercial purpose.
 - (g) An accessory building must not contain any housekeeping facilities or sleeping accommodations.